







Located in the sought-after village of Ixworth, this beautifully maintained bungalow provides spacious and comfortable living in a tranquil setting. The home comprises three well-proportioned bedrooms, a family bathroom, a functional kitchen, and a bright, inviting sitting room. Outside, the property benefits from generous off-road parking, a garage, and a private, landscaped rear garden—perfect for both relaxation and entertaining. With its flexible layout and prime location, this charming bungalow offers an ideal place to call home.



### Entrance Hall

Welcoming entrance hall with loft access and radiator.

### Sitting/Dining Room

20' 0" x 13' 9" (6.1m x 4.2m)

Generous size room with feature fireplace. Windows to rear and side, enjoying plenty of natural light. Radiator.

### Kitchen

12' 10" x 9' 10" (3.9m x 3.0m)

Modern kitchen with a range of wall and base cupboard and drawer units with ample work tops over. Inset sink and drainer. Integrated gas hob and double oven. Space for a washing machine, tumble dryer and full fridge freezer. Window to rear and door to garden. Radiator

### Bedroom 1

12' 10" x 10' 10" (3.9m x 3.3m)

Double room with window to front. Radiator

### Bedroom 2

11' 2" x 9' 10" (3.4m x 3.0m)

Double room with window to front and side. Radiator

### Bedroom 3

10' 10" x 8' 2" (3.3m x 2.5m)

Double room with window to rear. Radiator

### Bathroom

8' 2" x 5' 11" (2.5m x 1.8m)

Modern suite with WC. Vanity wash basin unit. Separate shower cubicle and bath with shower head over. Window to front. Heated towel rail.

### Outside

#### Front Garden

Blocked paved driveway offering ample off road parking. Leading to the garage. Raised established flower beds and pathway to the side with rear gate access.

#### Rear Garden

Beautifully maintained garden with a raised patio seating area. Steps down to the well-kept lawn bordered by established and well stocked flower and shrub beds. Enclosed by fencing and mature trees offering privacy and seclusion. A pathway leads to a summer house. Gate access to the driveway.

#### Garage

16' 5" x 8' 6" (5.0m x 2.6m)

Up and over door. Power connected



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