

Situated in the ever-popular village of Ixworth, this detached family home offers well-planned and spacious accommodation throughout. The ground floor features an entrance hall, a convenient cloakroom, generous sitting room, separate dining room and a stylish kitchen complemented by a useful utility room. Upstairs, the master bedroom benefits from an en suite, alongside three further good-sized bedrooms and a modern family bathroom. Outside, the property enjoys off-road parking and attractive flower beds to the front. The rear garden is a lovely sunny space with a shingle seating area, well-maintained lawn bordered by flower and shrub beds, a separate patio area, and two useful storage sheds.

Entrance Hall

8' 2" x 7' 7" (2.5m x 2.3m)

Cloakroom

6' 7" x 3' 7" (2.0m x 1.1m)

WC, wash basin. Window to front. Radiator

Sitting Room

17' 9" x 11' 10" (5.4m x 3.6m)

Well-proportioned room with bay window to front. Glazed door into the entrance hall.

Electric log burner with surround. Upright radiator

Dining Room

10' 9" x 10' 8" (3.27m x 3.25m)

Well-proportioned room with French doors to garden. Radiator.

Kitchen/Breakfast Room

18' 4" x 10' 2" (5.6m x 3.1m)

Well designed shaker style kitchen with matching wall and base cupboard and drawer units with ample work tops over. Inset Butler sink. Integrated appliances include, oven with hob and extractor fan over, microwave oven and dishwasher. Space for American style fridge freezer and a built in breakfast island. Glazed door to dining room and upright radiator. Window to rear and French doors to the garden.

Utility Room

7' 7" x 7' 7" (2.3m x 2.3m)

Inset sink and drainer. Built in units and space for washing machine and tumble dryer.

Landing

9' 2" x 5' 11" (2.8m x 1.8m)

Loft access and storage cupboard.

Bedroom 1

11' 10" x 10' 6" (3.6m x 3.2m)

Double room with fitted wardrobes. Window to rear. Radiator

En-Suite

6' 7" x 4' 7" (2.0m x 1.4m)

Modern suite, WC and vanity wash basin unit.

Shower cubicle surrounded by feature tiles.

Window to side. Heated towel rail.

Bedroom 2

11' 2" x 8' 6" (3.4m x 2.6m)

Double room with double wardrobes. Window to front. Radiator

Bedroom 3

10' 6" x 7' 7" (3.2m x 2.3m)

Double room with fitted wardrobes. Window to rear. Radiator.

Bedroom 4

8' 10" x 8' 2" (2.7m x 2.5m)

Window to front. Radiator

Bathroom

6' 7" x 5' 11" (2.0m x 1.8m)

Contemporary suite with WC and wash basin vanity unit. Bath with shower head over.

Window to side. Heated towel rail and fully tiled.

Outside

Front Garden

Shingle driveway offering parking. A established well stocked flower and shrub border.

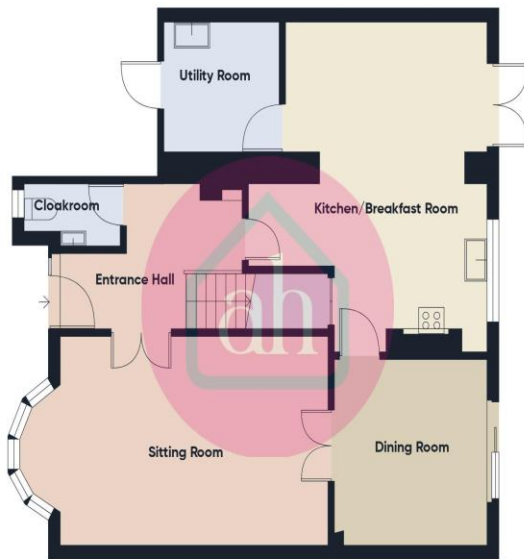
Rear Garden

Private and secluded garden with a shingle patio seating area, steps up to the lawn area bordered by established flower and shrub beds. Separate paved patio area. Gated access to both sides leading to the front. Two sheds for storage.

Garage

8' 6" x 7' 10" (2.6m x 2.4m)

Up and over door, currently used as a gym.



Ground Floor



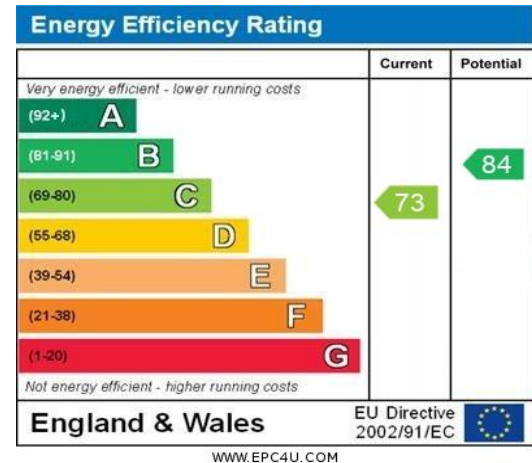
Floor 1

Approximate total area⁽¹⁾
1324 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.