







A beautifully presented four-bedroom detached family home, tucked away in a quiet cul-de-sac in the popular village of Ixworth. This spacious property offers a newly fitted modern kitchen, a bright and airy sunroom, a generous living area and a separate utility room. The first floor features four bedrooms, including a master with en-suite, along with a family bathroom. Further benefits include gas central heating, off-road parking and a well-maintained front and rear garden providing lovely outdoor spaces to enjoy. Ideally situated within walking distance of local amenities, schools and countryside walks. This home is perfect for anyone seeking space and comfort in a peaceful village setting. Do not miss this great opportunity

### Entrance Hall

Tiled flooring, stairs leading first floor.

### Sitting Room

13' 9" x 12' 10" (4.2m x 3.9m)

Bay window to front with fitted blinds. Electric fire with modern surround. Radiators

### Family Room/Bedroom

16' 5" x 7' 0" (5.00m x 2.13m)

Window to front. Radiator

### Kitchen

9' 6" x 9' 2" (2.9m x 2.8m)

Stylish well-designed kitchen with wall and base cupboard and drawer units and ample work tops over. Inset sink and drainer. Integral appliances, include dishwasher, double oven with microwave feature and hob with extractor fan over. Space for a full fridge freezer, understairs storage cupboard. Window to rear

### Utility Room

6' 3" x 5' 3" (1.9m x 1.6m)

Matching base cupboard with work tops over. Inset sink and drainer. Space for washing machine and wall mounted boiler. Window to rear and door to garden.

### Cloakroom

5' 3" x 2' 11" (1.6m x 0.9m)

WC and corner wash basin. Window to side. Radiator

### Dining Room

9' 6" x 8' 10" (2.9m x 2.7m)

Double doors opening to the sunroom. Radiator

### Sunroom

11' 6" x 10' 2" (3.5m x 3.1m)

Spacious room with windows to rear and fitted blinds. Double doors opening to the garden.

Electric heater

### Landing

Access to loft and storage cupboard.

### Bedroom 1

12' 10" x 9' 6" (3.9m x 2.9m)

Double room with built in wardrobes. Windows to front. Radiator

### En-Suite

4' 11" x 4' 7" (1.5m x 1.4m)

WC and pedestal wash basin. Separate shower cubicle, tile surround. Window to side

### Bedroom 2

9' 2" x 8' 10" (2.8m x 2.7m)

Double room with built in wardrobes. Window to rear. Radiator

### Bedroom 3

8' 10" x 7' 10" (2.7m x 2.4m)

Window to rear. Radiator

### Bedroom 4

7' 3" x 6' 11" (2.2m x 2.1m)

Built in wardrobes. Window to front. Radiator

### Bathroom

6' 3" x 5' 11" (1.9m x 1.8m)

Modern suite with WC and wash basin vanity unit.

Bath with shower head over and shower screen.

Window to rear. Heated towel rail.

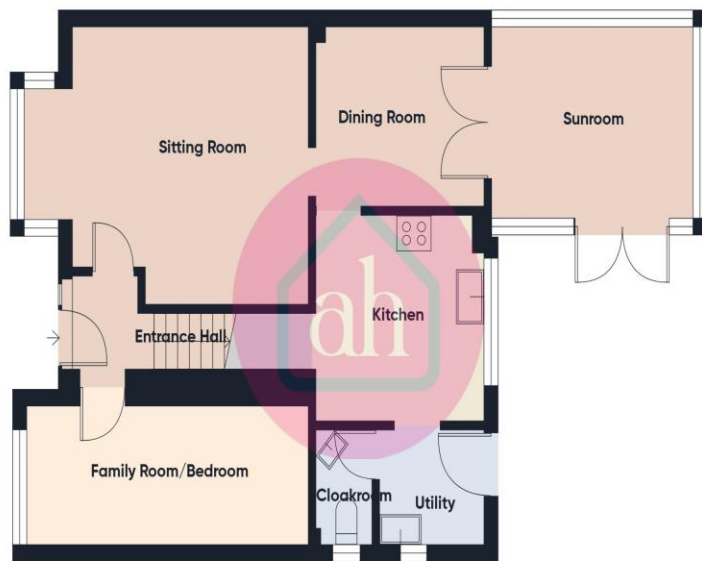
### Outside

#### Front Garden

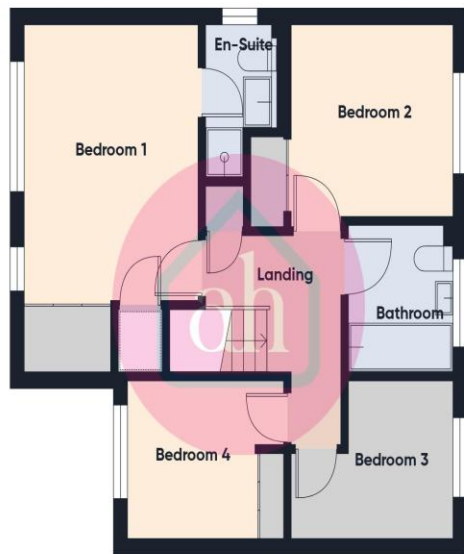
Driveway for parking with lawn area and shrub border to front. Path to side for rear garden access.

#### Rear Garden

Good size rear garden enclosed by fencing. Laid mainly to lawn with a paved patio seating area. Well stocked shrub beds and raised decking area with rockery. Gravel pathway to shed. Side access to front.



Ground Floor



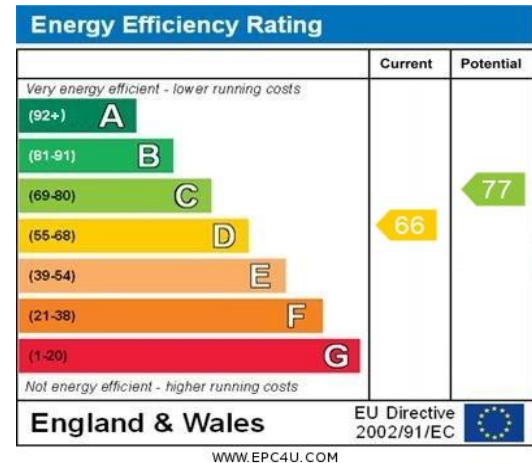
Floor 1

Approximate total area<sup>(1)</sup>  
1208 ft<sup>2</sup>

(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.

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