



## IXWORTH ROAD, TROSTON

IP31 1EZ

£230,000  
FREEHOLD

Offered for sale with no onward chain and located in the charming village of Troston, this delightful home presents an excellent opportunity for those seeking a well-maintained home. Upon entering you will find a welcoming entrance hall with a large storage cupboard leading into a bright sitting room that offers a warm and inviting atmosphere, ideal for relaxation or entertaining guests. The heart of the home is the kitchen/dining room, which provides ample space for family meals and gatherings. The layout is both practical and appealing, making it easy to enjoy everyday life. The master bedroom features an en-suite shower room, while the second double bedroom is equally generous in size. A well-appointed family bathroom completes the interior. Outside, the property boasts a good-sized well-kept garden and allocated parking. Viewing is highly recommended.

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# IXWORTH ROAD

- No Onward Chain & Well presented Two Bedroom Home
- Spacious Sitting Room
- Good Sized Kitchen/Dining Room
- Oil Fired Central Heating
- Master Bedroom With En-Suite
- Good Sized Rear Garden
- Two Allocated Parking Spaces
- Second Bedroom Served By A Modern Bathroom
- Come & View Our 360 Virtual Tour



## Entrance Hall

Large storage cupboard and tiled flooring. Radiator.

## Sitting Room

Well proportioned room with feature fire surround. Two windows to front and radiator.

## Inner Hall

Stairs leading to the first floor. Radiator.

## Kitchen/Dining Room

Modern kitchen featuring a range of wall and base units with ample storage and worktops. An inset one and a half bowl sink with drainer. With space for a washing machine, slimline dishwasher and a free-standing cooker, extractor hood over. Integral appliances consist of under counter fridge and freezer. A generous understairs cupboard with shelving, drawers and cupboards, plus an additional large storage cupboard. Two windows and a door to the rear. Radiator.

## Landing

With a airing cupboard and loft access. Radiator.

## Bedroom 1

Double room with fitted wardrobes. Two windows to front and one to side. Radiator.

## En-Suite

Stylish fully tiled suite with WC and inset wash basin vanity unit. Walk in shower with shower head over. Heated towel rail.

## Bedroom 2

Double room with built in overstairs storage. Windows to rear and radiator.

## Bathroom

Modern fully tiled suite with WC and wash basin. Bath with mixer taps. Two windows to rear and heated towel rail.

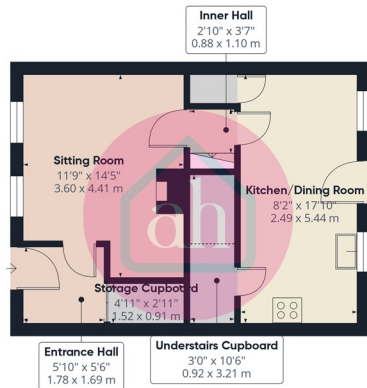
## Outside

The garden to the rear of the property is mainly laid to lawn, there is a patio area providing a seating area. There are low maintenance shingle boarders. Two brick built storage outbuildings and pathway leading through the garden to the rear. The garden is enclosed by fencing with gate providing access to the parking area.

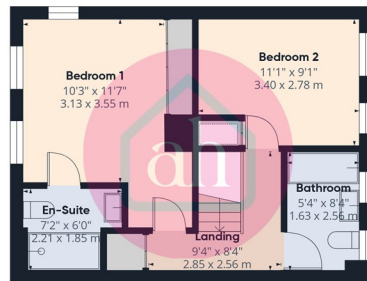


IXWORTH ROAD, TROSTON,





Ground Floor



Floor 1

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Approximate total area<sup>81</sup>

777 ft<sup>2</sup>

72.1 m<sup>2</sup>

Reduced headroom

14 ft<sup>2</sup>

1.3 m<sup>2</sup>

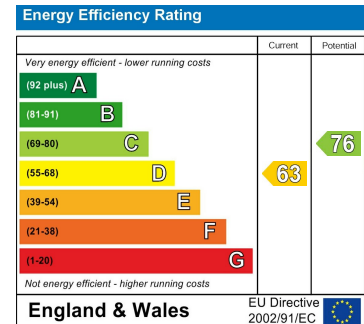
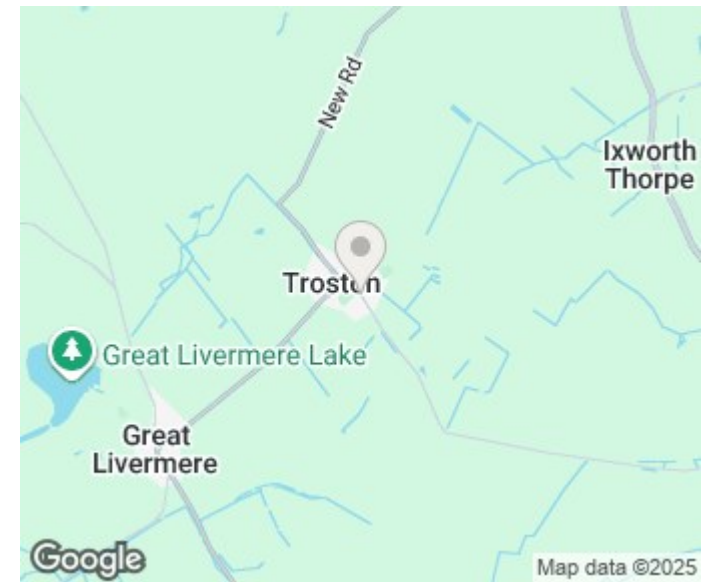
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

GIRAFFE 360



EPC Rating: TBC D Council Tax Band: B

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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