



## THISTLEDOWN DRIVE, IXWORTH IP31 2NH

OFFERS IN EXCESS OF £425,000

FREEHOLD

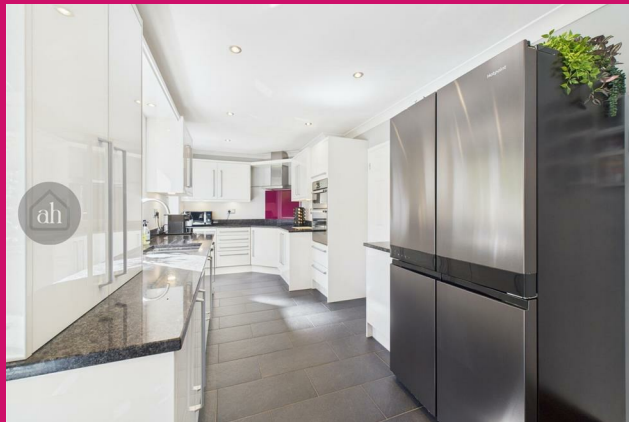
Situated in the sought-after village of Ixworth, this wonderful family home offers spacious and versatile accommodation throughout. The generous sitting room flows seamlessly into a stylish kitchen/dining room and light-filled conservatory – perfect for both everyday living and entertaining. A useful utility and ground floor cloakroom add to the practicality, while an additional reception room, currently used as a fifth bedroom, makes an ideal study or playroom. Upstairs, there are four double bedrooms, including a master with ensuite, alongside a modern family bathroom. Outside, the property benefits from ample parking to the front and an enclosed garden with patio area and storage shed running the entire length of the property benefitting from power and lighting. A fantastic home that must be seen to be fully appreciated.

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# THISTLEDOWN DRIVE

- Spacious Detached 4/5 Bedroom Home
- Modern Kitchen/Dining Room
- Utility Room
- Gas Fired Central Heating
- Ground Floor Bedroom /Study
- Master Bedroom With En Suite
- Ample Off Road Parking
- Enclosed Garden To Rear
- Popular Village Location
- Step Inside With The 3D Virtual Tour



## Entrance Hall

Stairs to first floor, feature radiator.

## Bedroom 5/Study

Window to front. Radiator.

## Sitting Room

Feature fire, double doors to kitchen/dining room, Bay window to front. Radiator.

## Cloakroom

W.C, wash hand basin, radiator, tiled floor.

## Utility

Wall mounted boiler, space for washing machine, space for tumble dryer and freezer, tiled floor.

## Kitchen/Dining Room

Stylish kitchen with a range of matching wall and base level units with drawers and granite work surfaces over, inset one and a half bowl sink unit with mixer tap over, water softener, integrated double oven, induction hob with extractor over and integrated dishwasher. French doors to conservatory, door to rear garden. Tiled floor.

## First Floor Landing

Loft access, airing cupboard.

## Bedroom 1

Built in mirror fronted wardrobes, radiator. Door to en-suite. Bay window to front with black out shutters.

## En-Suite

Modern suite with shower cubicle, W.C, wash hand basin, heated towel rail, fully tiled.

## Bedroom 2

Built in double wardrobe. Window to Front. Radiator and fitted black out shutters.

## Bedroom 3

Built in mirror fronted wardrobe, radiator. Window to rear.

## Bedroom 4

Window to rear. Radiator

## Bathroom

Suite comprising p shaped bath with shower over, W.C, vanity wash hand basin, heated towel rail. Window to Rear.

## Outside

To the front of the property there is a driveway providing ample off road parking, remainder of the garden is laid to lawn.

The garden to the rear of the property has a raised lawned area enclosed by wooden planters, there is a also a play area, lovely acer tree, patio area, gate providing side access and the garden is fully enclosed by fencing. There is a large garden shed providing ample storage.

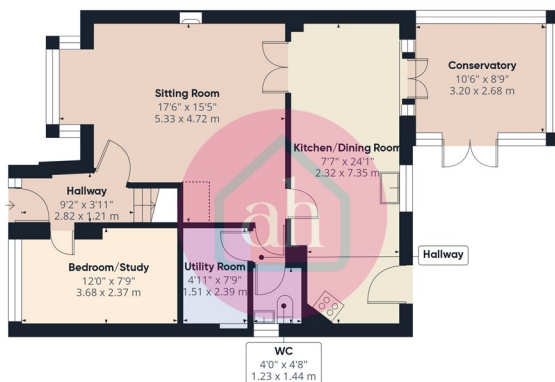




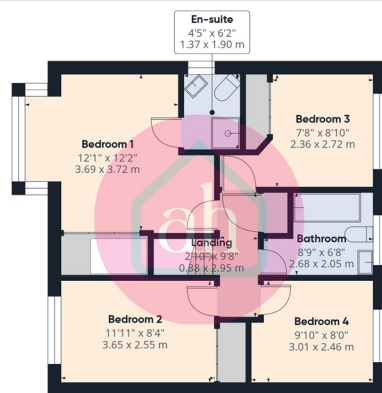
## THISTLEDOWN DRIVE







Ground Floor



Floor 1

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Approximate total area<sup>(1)</sup>

1304 ft<sup>2</sup>  
121.1 m<sup>2</sup>

Reduced headroom

6 ft<sup>2</sup>  
0.5 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

EPC Rating: D Council Tax Band: D

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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