



## CHALK END, IXWORTH, IP31 2HW

£240,000  
FREEHOLD

Located in the charming village of Ixworth, this delightful traditionally built detached bungalow presents an excellent opportunity for those seeking a comfortable and convenient home. Offered for sale with no onward chain, this property is ideally situated in a quiet setting but remains within easy walking distance of the local High Street and the village amenities. Upon entering, you will find a welcoming sitting room, with adjoining conservatory, creating a warm and inviting atmosphere. A well-appointed kitchen/breakfast room. This home boasts two generously sized double bedrooms and a bathroom is conveniently located. Outside, the property features a private courtyard-style garden and off-road parking adding to the convenience of this lovely home. Viewing is highly recommended.

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# CHALK END

- No Onward Chain - Well Presented Detached Bungalow
- Kitchen/Breakfast Room
- Spacious Sitting Room
- Gas Fired Central Heating
- Allocated Off Road Parking
- Two Double Bedrooms
- Conservatory With Garden Views
- Rear Enclosed Garden
- Within Walking Distance Of Local Village Amenities
- Step Inside Today With Our 360 Virtual Tour!



## Entrance Hall

Bright welcoming entrance hall with built in storage cupboard. Radiator.

## Sitting Room

Well-proportioned room with double doors to the hall. Feature wall panelling and large window to front. French doors opening to the conservatory. Radiator.

## Conservatory

Door to the garden.

## Kitchen/Breakfast Room

Modern kitchen with wall and base cupboard and drawer units with ample work tops over. Inset sink and drainer. Integrated appliances include full fridge freezer, electric oven with gas hob and extractor hood over. Space for a washing machine, window to rear and door to the garden. Wall panelling, radiator and new boiler fitted in 2025.

## Bedroom 1

Double room with built in cupboard. Window to side and radiator.

## Bedroom 2

Double room with double wardrobe. Window to front and radiator.

## Bathroom

Modern suite with WC and pedestal wash basin. Bath with shower head over and shower screen. Wall panelling and window rear. Radiator.

## Outside

To the front there is block paved driveway for off road parking and a low maintenance shingle area enclosed by hedge and fencing.

The rear garden is enclosed by fencing with a low maintenance shingle area and flower borders with a patio seating area.

## Disclaimer

Allhomes, along with their representatives, aren't authorised to provide assurances about the property, whether on their own behalf or on behalf of their client. We don't take responsibility for any statements made in these particulars, which don't constitute part of any offer or contract. To comply with AML regulations, £30 is charged to the buyer which covers the cost of the digital ID check. It's recommended to verify leasehold charges provided by the seller through legal representation. All mentioned areas, measurements, and distances are approximate, and the information, including text, photographs, and plans, serves as guidance and may not cover all aspects comprehensively. It shouldn't be assumed that the property has all necessary planning, building regulations, or other consents. Services, equipment, and facilities haven't been tested by allhomes, and prospective purchasers are advised to verify the information to their satisfaction through inspection or other means.

# CHALK END





Approximate total area<sup>(1)</sup>  
661 ft<sup>2</sup>  
61.4 m<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.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

EPC Rating: C 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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