



HIGH STREET IXWORTH, IP31 2HH

£375,000
SHARE OF FREEHOLD

Steeped in history and brimming with character, this impressive Grade II listed former police station has been sympathetically converted into a unique and spacious home. Offering a wonderful blend of period charm and modern comfort, this one-of-a-kind property is sure to appeal to buyers looking for something truly special.

The accommodation briefly comprises a welcoming entrance hall, a generous living room, well-proportioned kitchen, Adding to the versatility of the home is a useful basement, ideal for storage, a home office, gym or hobby room. Upstairs, the property boasts three generously sized bedrooms, including an impressive principal bedroom with its own en-suite shower room. The remaining bedrooms are served by a well-appointed family bathroom. Externally there is a courtyard style garden, which can be converted back to 2 allocated parking spaces.

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HIGH STREET

- Grade II Listed former police station
- Beautifully converted with a wealth of original character
- Three spacious bedrooms
- Principal bedroom with en-suite
- Large lounge with feature wood-burner
- Useful basement offering versatile space
- Gas central heating
- 2 Allocated parking spaces (current courtyard garden)
- Take A Look With Our 3D Virtual Tour!



Hallway

2 Radiators, stairs to 1st floor and access to basement.

Kitchen

High and low level units, oak worktops, integrated Fridge/freezer, dishwasher, microwave, oven, and washing machine. Gas hob with extractor, sink with mixer tap, Window to side aspect. Radiator.

Living room/Dining room

3 Windows to front aspect, feature front door, 3 radiators, log burner.

Basement

Radiator, Window to side access

Landing

Access to loft, Radiator, Skylight

Bedroom 1

Window to front aspect, 2 Radiators. Access to en-suite

En-suite

Large walk in shower, heated towel rad, low level w/c, wash basin with mixer tap, window to side aspect.

Bedroom 2

Window to front aspect, 2 Radiators

Bedroom 3

Built in storage cupboard which also houses the boiler, radiator, window to side aspect.

Family Bathroom

Bath with overhead shower with screen, wash basin and mixer tap, low level w/c, heated towel rail, skylight.

Agents Note

The current owners own a share of the Freehold. The current owners pay £145 a month which covers buildings insurance, window cleaning and maintenance.

Disclaimer

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HIGH STREET





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: C Council Tax Band: E

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