



# STOW ROAD IXWORTH, IP31 2HZ FOR SALE

- 3-DOUBLE BEDROOMS
- 3 RECEPTION ROOMS
- POPULAR VILLAGE
- DRIVEWAY
- DETACHED
- CONVERTED GARAGE
- EPC D
- COUNCIL TAX BAND D



PRICE  
**£425,000**



GD Estates are delighted to offer to the market this fantastic three-bedroom detached cottage in the popular village of Ixworth. Steeped in character and thoughtfully enhanced by the current owners, this 19th-century home offers spacious accommodation throughout.

The interior boasts a kitchen/breakfast room, a formal dining room, and a cosy living room complete with a wood burner. The ground floor further benefits from a practical boot room, a cellar, and a full bathroom. Upstairs, you will find three generous double bedrooms and a second family bathroom.

Externally, the property features a converted garage—an ideal space for a workshop or home office—alongside a driveway and a low-maintenance rear garden.



## LOCATION:

Located in the heart of the picturesque village of Ixworth, this property benefits from being within walking distance of an array of local services. From its vibrant high street and popular eateries to its excellent schooling and healthcare facilities, Ixworth provides a self-sufficient village lifestyle. Its superb transport links via the A143 and A14 make it an ideal choice for those commuting to Bury St Edmunds, Diss, or further afield.

## ENTRANCE HALLWAY:

Entry to the property is via a composite door into the internal hallway, which transitions seamlessly into the dining room.

## DINING ROOM

**16' 6" x 16' 5" (5.03m x 5m):**

This light and airy, dual-aspect room features uPVC windows to both the front and side aspects, allowing for plenty of natural light. The space includes stairs leading to the first floor, two convenient storage cupboards, and a radiator.

## KITCHEN/BREAKFAST ROOM

**19' 11" x 9' 2" (6.07m x 2.79m):**

The well-equipped kitchen/breakfast room features a range of wall-mounted and under-counter cabinets set beneath square-edge wooden worktops. It includes an inset ceramic sink and a half with a drainer and mixer tap, a Rangemaster cooker, and space and plumbing for both a dishwasher and washing machine. The room is flooded with natural light via a uPVC window to the rear and two Velux skylights, while offering ample space for a dining table and chairs.

## BOOT ROOM

**9' 11" x 7' 10" (3.02m x 2.39m):**

Linking the living room and kitchen and giving access to the rear garden, the boot room offers a versatile space. uPVC door to rear garden, uPVC window to rear aspect and one radiator

## LIVING ROOM

**16' 3" x 13' 1" (4.95m x 3.99m):**

The living room manages to feel both spacious and cosy, cantered around a feature wood-burner with a characterful brick surround and wooden mantle. The room includes a uPVC window to the front aspect and a radiator, and also provides access down to the cellar.



## BATHROOM

5' 11" x 5' 10" (1.8m x 1.78m):

The ground floor bathroom features a three-piece white suite, comprising a panelled bath with a mains-fed shower and glass screen over, a pedestal wash hand basin, and a low-level WC. The room is finished with a radiator and an obscured uPVC window to the side aspect.

## LANDING:

Providing access to all first floor accommodation.

## BEDROOM 1

16' 2" x 10' 6" (4.93m x 3.2m):

This double bedroom is naturally bright, benefitting from dual-aspect uPVC windows to the front and side. The room features two built-in wardrobes providing ample storage, a radiator, and a loft hatch for additional access.

## BEDROOM 2

11' 1" x 8' 11" (3.38m x 2.72m):

The second double bedroom also offers excellent storage with two built-in wardrobes. This room retains its cottage charm with a beautiful feature fireplace, complemented by a uPVC window to the rear aspect and a radiator.

## BEDROOM 3

10' 11" x 8' 0" (3.33m x 2.44m):

Third double bedroom with uPVC window to side aspect, one radiator and second loft hatch.

## BATHROOM:

The first-floor shower room features a three-piece white suite, comprising a shower cubicle with a mains-fed shower, a low-level WC, and a pedestal wash hand basin. Heated towel rail.

## EXTERNALLY:

To the rear, the property offers a low-maintenance, fully enclosed, and private garden, complemented by a versatile partially converted barn/garage and off-road parking. This substantial outbuilding is an ideal space for a home office, workshop, or extensive storage. Furthermore, it offers potential for conversion into additional living accommodation, subject to the necessary planning permissions (STP).

## TENURE:

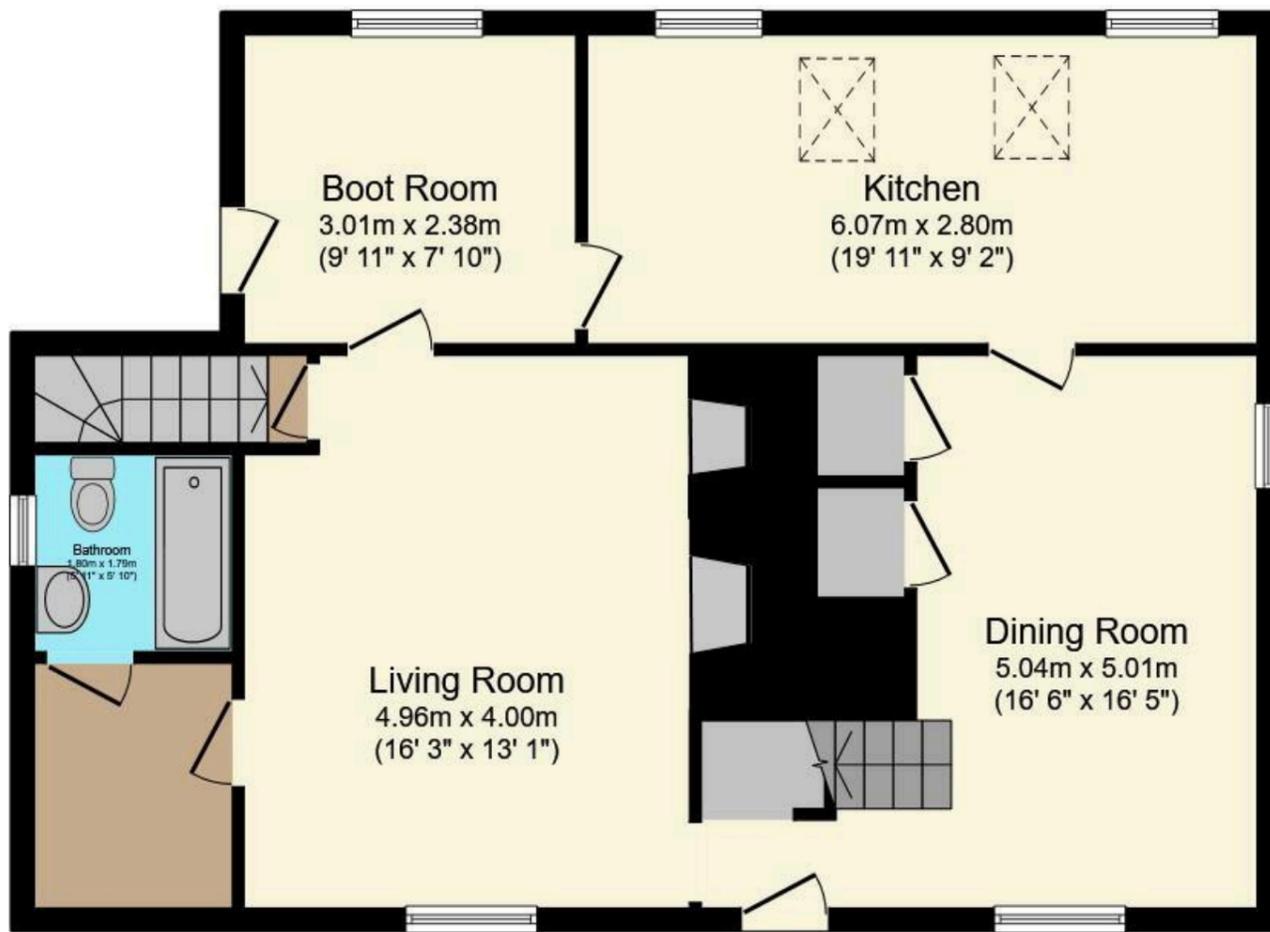
The property is FREEHOLD, and to be sold with vacant possession.

## SERVICES:

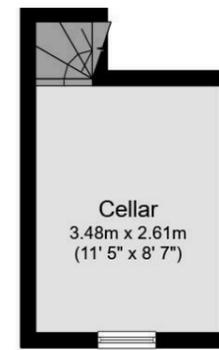
Mains gas, water, drainage and electric. Gas fired central heating.



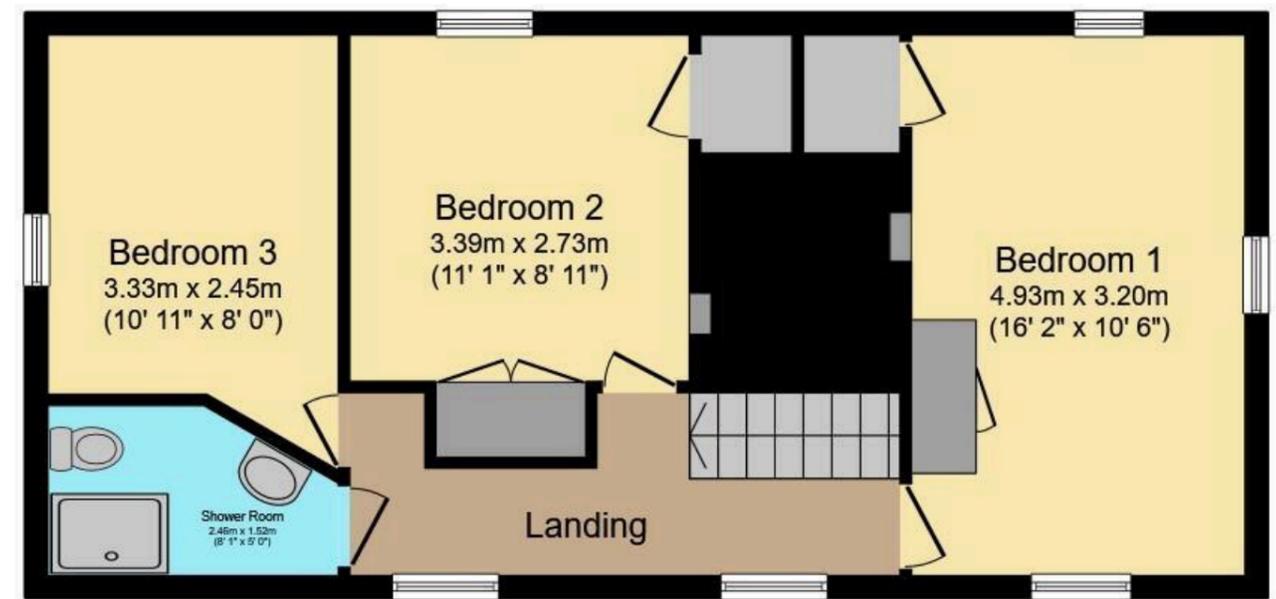




**Ground Floor**



**Cellar**



**First Floor**

Total floor area 147.4 sq.m. (1,587 sq.ft.) approx



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