



## PEASECROFT ROAD, IXWORTH IP31 2EZ

£300,000  
FREEHOLD

A spacious and well presented three bedroom semi-detached home, located in the popular village of Ixworth, offering generous and versatile accommodation throughout. The ground floor features two reception rooms, a well-appointed kitchen, separate utility room and convenient cloakroom. Upstairs are three good size bedrooms served by a modern family bathroom. Outside, the front provides ample off-road parking with a lawned area and double gates offering vehicular access to the rear. The rear garden is mainly laid to lawn and benefits from two garden sheds and a summer house, ideal for storage or outdoor enjoyment. A fantastic home that truly needs to be viewed to be fully appreciated.

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# PEASECROFT ROAD

- Three Bedroom Semi Detached House • Two Reception Rooms • Modern Family Bathroom • Utility & Ground Floor Cookroom • Popular Village Location • Large Rear Garden • Gated Vehicular Access To Rear Garden • Ample Off Road Parking • Take A Look At The 3D Virtual Tour!



## Entrance Hall

Welcoming entrance hall with stairs to the first floor. Under stairs storage cupboard. Window to front. Radiator.

## Sitting Room

Spacious sitting room with wall mounted electric fire. Window to front and patio doors to the rear garden. Radiator.

## Kitchen

Range of base and wall units with work tops over. Inset sink and drainer. Double oven and separate gas hob with extractor hood over, integrated dishwasher and space for a fridge freezer. Steps down into the dining room. Window to rear. Radiator.

## Utility Room

Useful utility room with space for washing machine and tumble dryer. Storage cupboards and door to side of property.

## Cloakroom

WC and wash hand basin. Window to front.

## Dining Room

Good size room with steps up to the kitchen. Window to rear. Radiator.

## Bedroom 1

Double room with fitted wardrobes. Window to rear. Radiator.

## Bedroom 2

Double bedroom with built in storage cupboard/wardrobe. Window to rear. Radiator.

## Bedroom 3

Window to front. Radiator.

## Bathroom

Stylish fully tiled bathroom with vanity unit and inset sink, WC and bath with shower over. Window to rear. Heated towel rail.

## Landing

Loft access. Window to front.

## Outside

### Front Garden

To the front of the property there is a driveway offering ample off road parking. Double gates to the side leading to rear garden. Lawn and pathway to the front door.

### Rear Garden

Large garden with patio/hardstanding to the side leading to the rear garden which is mainly laid to lawn, There is a path to the end of the garden where you will find a summer house with it's own gravel seating area. There are two further sheds and a purpose built shelter for additional storage.

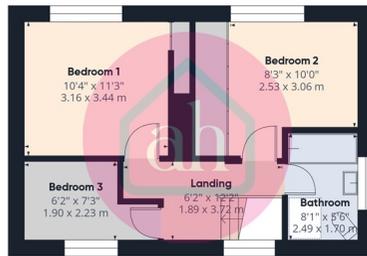


## PEASECROFT ROAD





Ground Floor



Floor 1



Approximate total area<sup>m</sup>  
1056 ft<sup>2</sup>  
98 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) A			
(81-91) B			
(69-80) C			
(55-68) D		67	75
(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: 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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