



**THISTLEDOWN DRIVE, IXWORTH,  
IP31 2NH**

**£425,000  
FREEHOLD**

Located in the well served village of Ixworth, this stylish and well-designed family home offers versatile and spacious accommodation throughout. The generous sized sitting room with log burner flows seamlessly into a dining room with built in breakfast area and French doors leading directly to the garden making it the perfect entertaining space. A useful ground floor cloakroom adds practicality, while the converted garage offers an additional room, currently used as a study/ family room. Upstairs, there are four double bedrooms, including a master with ensuite, alongside a modern family bathroom. Outside, the property benefits from off road parking to the front and an enclosed garden with patio area and side shed for storage. This is an impressive home that must be seen to be fully appreciated the accommodation.

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# THISTLEDOWN DRIVE

- Beautifully Presented Detached Four Bedroom Home
- Well Designed Stylish Kitchen
- Open Plan Sitting/Dining Room With Log Burner
- Gas Fired Central Heating
- Master Bedroom With En-Suite
- Family Room & Ground Floor Cloakroom
- Off Road Parking
- Front & Enclosed Rear Gardens
- Close To Village Amenities & Transport Links
- Step Inside Today With Our 360 Virtual Tour!



## Entrance Hall

Welcoming entrance hall with stairs leading to the first floor. Feature wall panelling and radiator.

## Sitting/Dining Room

Well-proportioned room with feature inset log burner and surround. Large window to front enjoying plenty of natural light. Seamlessly opening to the dining area with a built-in breakfast bar and French doors leading into the rear garden. Two radiators.

## Kitchen

Well-designed shaker style kitchen with a wide range of matching wall and base cupboard and drawer units and ample work tops over including breakfast bar. Inset sink and drainer. Integrated appliances including dishwasher, washing machine, tumble dryer and undercounter fridge and freezer. Eye level electric oven and grill, induction hob and extractor hood over. Windows to rear and side door into the garden.

## Cloakroom

WC and inset vanity wash basin. Window to side and radiator.

## Study/Family Room

With a range of built in full length cupboard and drawer units and built in counter top. Integrated full fridge freezer and electric heater.

## Landing

## Bedroom 1

Double room with built in wardrobes and storage cupboard. Window to front and radiator.

## En-Suite

WC and pedestal wash basin. Corner shower cubicle, window to front and radiator.

## Bedroom 2

Double room with built in double wardrobe. Window to rear and radiator.

## Bedroom 3

Double room with built in double wardrobe. Window to rear and radiator.

## Bedroom 4

Double room with window to rear and radiator.

## Bathroom

Modern suite with WC and pedestal wash basin. A bath fully tiled with shower head over and shower screen. Window to rear and radiator.

## Outside

### Front Garden

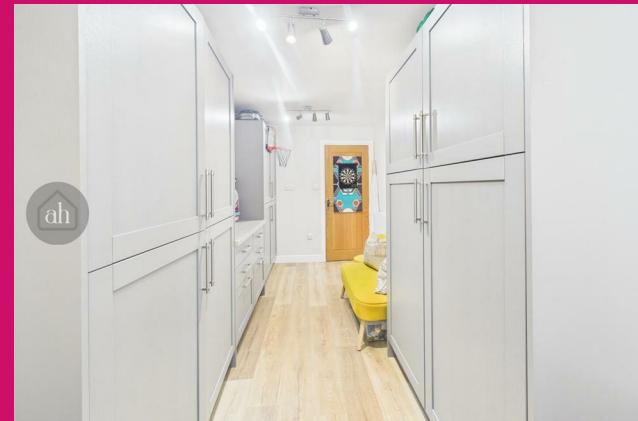
Driveway and shingle pathway to the front door, with a lawn area. Gated side access to the rear garden. A enclosed shed to side with pedestrian door to the rear garden and power.

### Rear Garden

Fully enclosed garden surrounded by established trees offering privacy. The remainder of the garden is laid to lawn and a generous sized patio seating area. Pedestrian door into the side shed and two further garden sheds for storage. Side gated access to the front of property.

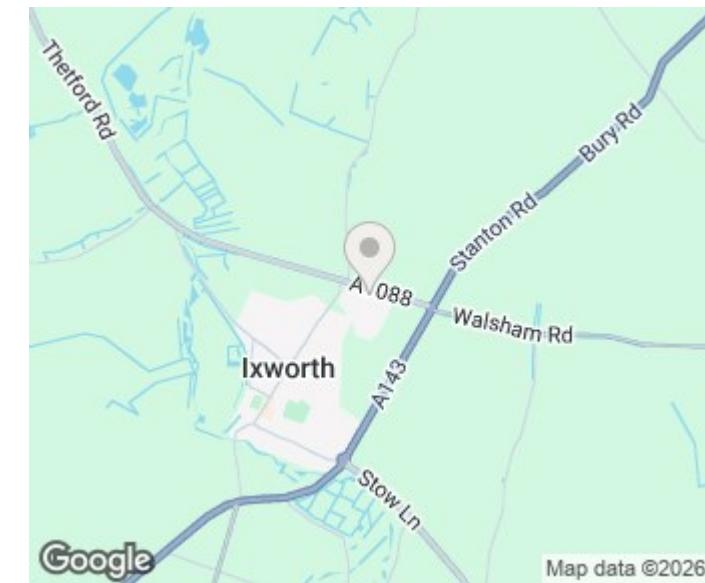


## THISTLEDOWN DRIVE





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</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: 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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