



## THOMAS CLOSE, IXWORTH

IP31 2UQ

OIEO £375,000  
FREEHOLD

A beautifully presented four-bedroom detached family home, tucked away in a quiet cul-de-sac in the popular village of Ixworth. This spacious property offers a stylish modern kitchen/dining room, a separate utility room, a bright and spacious sitting room and the additional benefit of a good-sized snug/bedroom four. The first-floor features three well-proportioned bedrooms, including a master with en-suite, along with a contemporary family bathroom. Further benefits include gas central heating, off-road parking and a well-maintained front and rear garden providing lovely outdoor spaces to enjoy. Ideally situated within walking distance of local amenities, schools and countryside walks. This home is perfect for anyone seeking ample space and comfort in a peaceful village setting. Do not miss this great opportunity.

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# THOMAS CLOSE

- Beautifully Presented Detached Four Bedroom Home
- Stylish Kitchen/Dining Room
- Spacious Sitting Room
- Gas Fired Central Heating
- Master Bedroom With En-Suite
- Snug/Bedroom 4
- Utility Room
- Driveway Offering Off Road Parking
- Close To Plenty Of Village Amenities
- Step Inside Today With Our 360 Virtual Tour!



## Entrance Hall

Welcoming entrance hall with under stairs cupboard. Stairs to first floor and radiator.

## Sitting Room

Well-proportioned room built in cabinets and shelving. Inset electric affect wood burner and wood surround. Large window to front enjoying plenty of natural light. Radiator.

## Snug/Bedroom 4

Good sized room with built in cabinets and shelving. Window to front and radiator.

## Kitchen/Dining Room

Modern shaker style kitchen with a range of wall and base cupboard and drawer units with ample work tops over. Inset sink and drainer. Integrated appliances include an eye level electric oven, fridge freezer and dishwasher. An induction hob with a cylinder extractor hood over. Opening to a dining area with a built-in seating bench ideal for entertaining. Windows to rear and radiator.

## Utility Room

Stylish range of wall and base cupboard and drawer units with ample work tops over. Inset sink and drainer. Space for washing machine and tumble dryer. Two windows to side and door to the rear garden.

## Landing

Airing cupboard and loft access.

## Bedroom 1

Spacious double room with mirrored built in wardrobes and storage cupboard. Feature wall panelling and two windows to front. Radiator.

## En-Suite

Contemporary suite, WC and inset wash basin vanity unit. Fully tiled shower cubicle with rainfall shower head and handheld shower head. Window to side and heated towel rail.

## Bedroom 2

Double room with window to front and rear. Radiators.

## Bedroom 3

Built in bed with drawers under and built in wardrobe. Window to rear and radiator.

## Bathroom

Stylish suite, WC and inset wash basin vanity unit. P'shaped bath, fully tiled with rainfall shower head, handheld shower head over and shower screen. Window to rear and heated towel rail.

## Outside

### Front Garden

Front garden is low maintenance shingle area with a paved driveway for off road parking. Gated access to the rear garden.

### Rear Garden

Fully enclosed garden laid mainly to lawn border by shrub, hedge and flower beds. A patio seating area covered by a pergola ideal for entertaining. Shed for storage and pathway to gated front access.

### Disclaimer

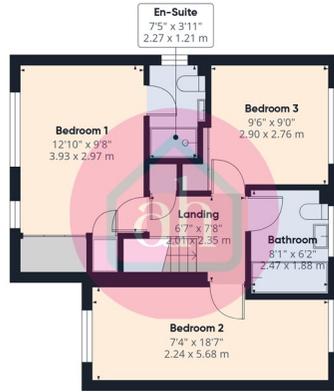
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# THOMAS CLOSE





Ground Floor



Floor 1



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Approximate total area<sup>m</sup>  
1077 ft<sup>2</sup>  
100.1 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>		
(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: Council Tax Band: D

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