



**CODDINGTON WAY, IXWORTH,  
IP31 2ET**

**£250,000  
FREEHOLD**

A chain free, link-detached two bedroom bungalow situated in the popular village of Ixworth, offering excellent potential for a purchaser looking to modernise and personalise a home to their own taste. The accommodation comprises two double bedrooms, a bright and welcoming sitting room, and a kitchen/dining room providing a practical and sociable living space. Outside, the property benefits from a driveway providing off-road parking leading to a single garage. To the rear, the garden is mainly laid to lawn and enjoys a pleasant outlook over the village recreational ground, creating a lovely open aspect and a sense of space.

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# CODDINGTON WAY

- CHAIN FREE - Link Detached Two Bedroom Bungalow
- Kitchen/Breakfast Room
- Spacious Sitting Room
- Electric Heating
- Quiet Cul De Sac Location
- Garage & Off Road Parking
- Well Kept Gardens to Front & Rear Garden
- Close To Village Amenities & Transport Links
- Viewing Is Highly Recommended
- Step Inside Today With Our 360 Virtual Tour!



## Entrance Hall

Welcoming entrance hall with storage heater and storage cupboard. Loft access.

## Sitting Room

Well-proportioned room with electric fireplace and surround. Window and door enjoying views of the garden. Serving hatch to the kitchen and storage heater.

## Kitchen/Breakfast Room

A range of matching wall and base cupboard and drawer units with work tops over. Inset sink and drainer. Space for kitchen appliances including washing machine, free standing cooker and fridge freezer. A storage cupboard housing the water tank. Window to side and door to the rear garden. Storage heater.

## Bedroom 1

Double room with window to front and storage heater.

## Bedroom 2

Double room with window to front and storage heater.

## Shower Room

WC and pedestal wash basin. Fully tiled shower cubicle and window to the side. Heated towel rail.

## Outside

### Front Garden

Generous size front garden with lawn and paved driveway leading to the garage. Side gated access to the rear garden.

## Rear Garden

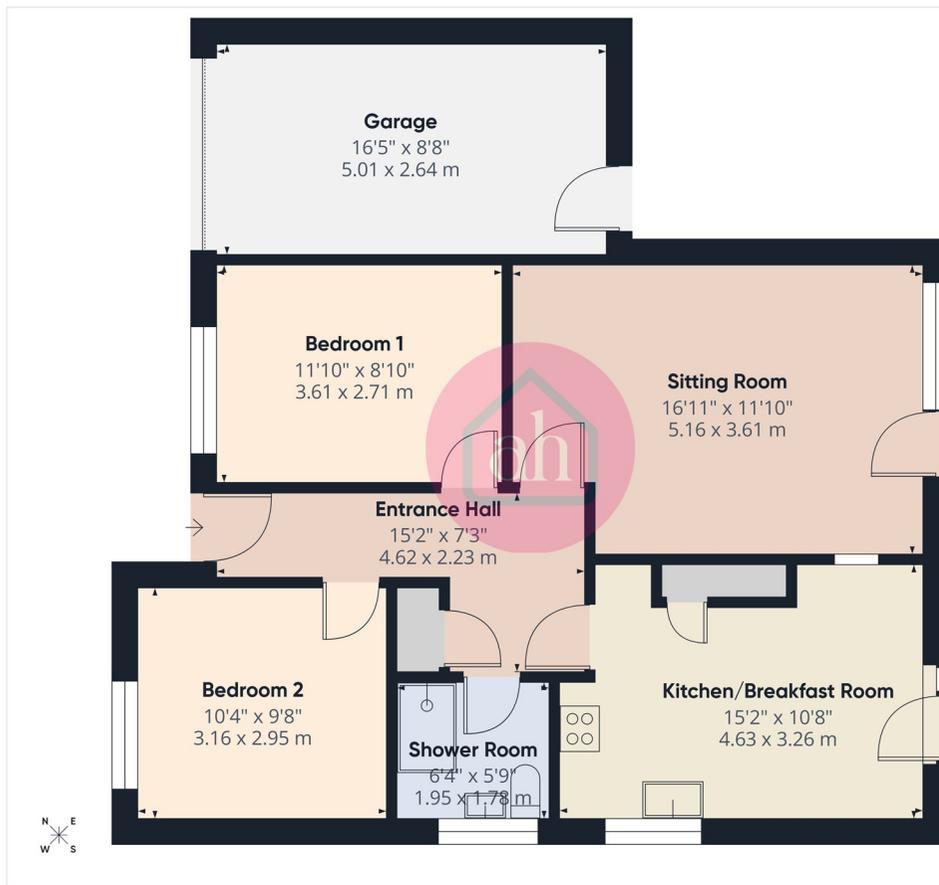
Fully enclosed generous sized private rear garden with park views. A patio seating area leading up to the lawn surrounded by established shrub borders. A pathway leading to gated access.

## Garage

Up and over door and power connected. Pedestrian door to the garden and consumer unit.

# CODDINGTON WAY





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Approximate total area<sup>(1)</sup>  
820 ft<sup>2</sup>  
76.3 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>			78
(55-68) <b>D</b>			
(39-54) <b>E</b>		45	
(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: E Council Tax Band: C

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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