

## Summary

A well presented two bedroom end of terraced home that has been improved by the current owners. The property offers spacious open planned living and is located in the popular village of Ixworth. Internally this immaculate home boasts downstairs WC, recently refurbished kitchen, versatile living with a stud wall in one of the bedrooms, lovely garden and two parking spaces.

## Description

### Approximate Room Sizes

#### ENTRANCE HALL

Front door, stairs ascending to first floor, door to cloakroom and kitchen.

**KITCHEN FAMILY ROOM 15' 0" x 02' 0"**  
(4.57m x 0.61m) White fitted modern kitchen with wall and base cupboard and drawer units. Inset sink and drainer. Electric hob with hood over. Built in oven. Space for washing machine. Window to front aspect. Wall mounted gas boiler. Built in fridge freezer. Tiled floor. Radiator.

**LOUNGE 16' 03" x 8' 11"** (4.95m x 2.72m)  
French doors to rear garden. Cupboard under stairs.

**WC**  
WC, pedestal wash basin, radiator and tiled floor. Automatic sensor light.

#### FIRST FLOOR LANDING

**MASTER BEDROOM 11' 04" x 9' 01"** (3.45m x 2.77m) Window to front aspect, built in wardrobe with sliding door.

**BEDROOM 2 16' 3" x 8' 09"** (4.95m x 2.67m) Currently this room has a stud wall installed that divides the room into two. Window to rear aspect, built in wardrobe with sliding doors.

#### BATHROOM

Modern white suite with paneled bath and shower over, WC and pedestal wash basin. Tiled walls and flooring. Radiator. Recessed ceiling lights. Extractor fan.

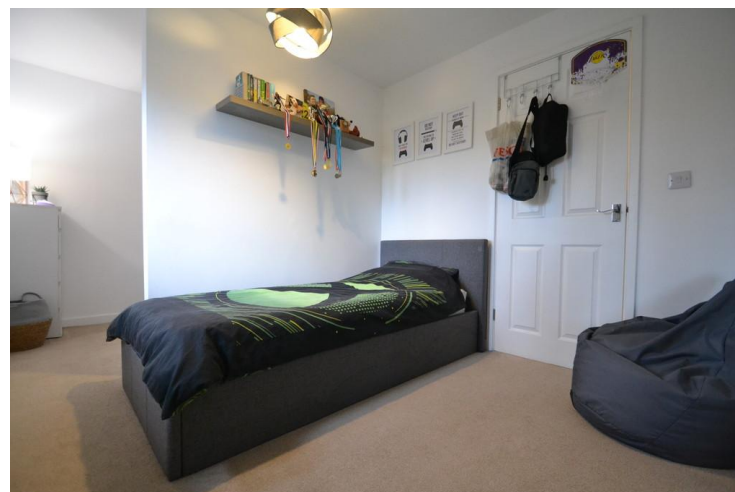
#### OUTSIDE

To the front of the property there is a graveled driveway providing parking for two cars. There is a gate to the side of the property for access to the rear garden. The landscaped rear garden is mainly laid to lawn with a patio area enclosed by wooden fencing and a flint stone wall.

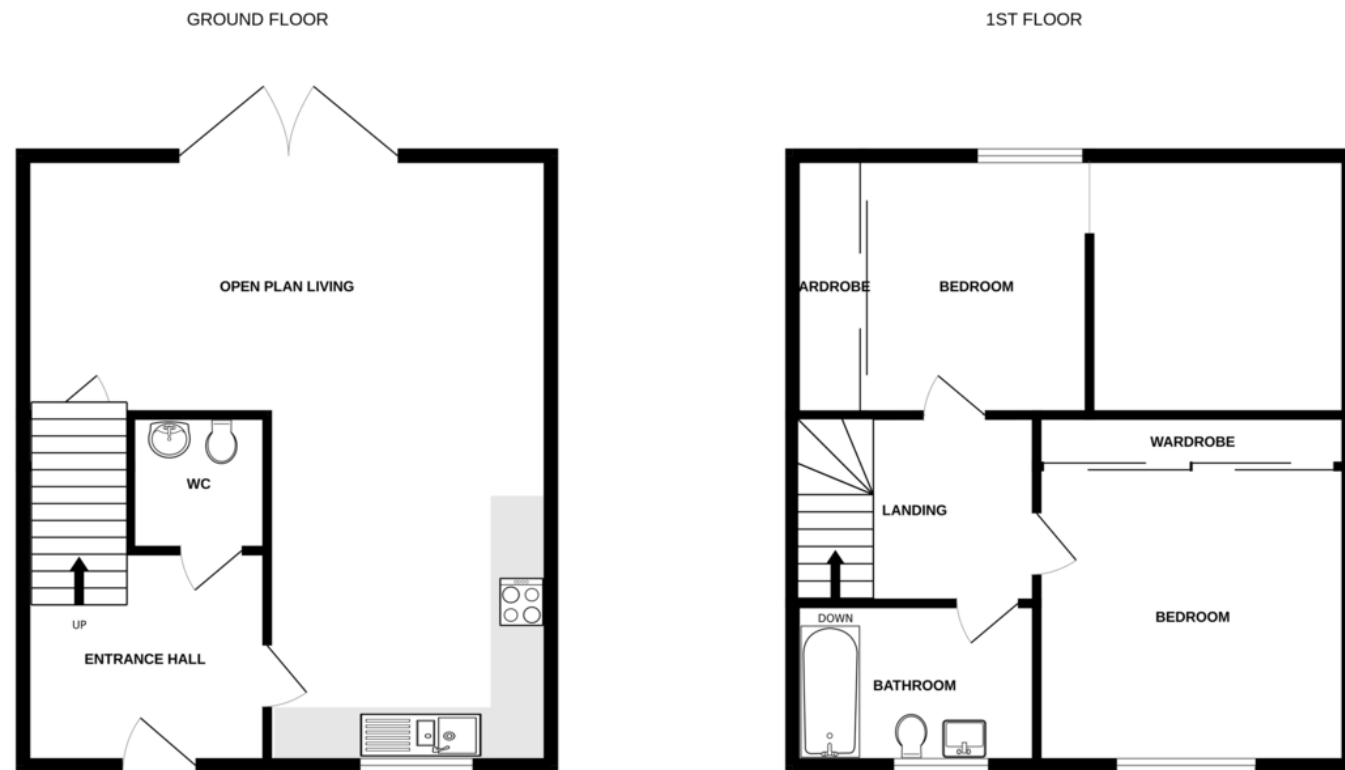
## Additional Information

Local Authority – West Suffolk Council  
Council Tax Band – C  
Tenure – Freehold  
Services – Gas central heating  
Post Code – IP31 2JW

Viewings by appointment  
Bychoice Estate Agents  
Tel: 01284 769598







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Your home may be repossessed if you do not keep up repayments on your mortgage.



**Contact Details**  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements

Lower Farm Drive | Ixworth | IP31 2JW

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Guide Price £265,000

- End terraced two bedroom home
- Well presented throughout
- Popular village of Ixworth
- Gas central heating
- Perfect for FTB or Investors
- Enclosed rear garden
- Downstairs WC