



CODDINGTON WAY, IXWORTH, IP31 2ET

OIEO £350,000
FREEHOLD

Situated in the popular village of Ixworth, this extended and well-presented bungalow offers spacious and versatile accommodation throughout. The property features three well-proportioned bedrooms, including a master bedroom with en-suite, alongside a family bathroom. At the heart of the home is a generous kitchen/family room, complemented by a spacious sitting room, providing excellent space for both everyday living and entertaining. Outside, the property benefits from a driveway providing ample off-road parking, leading to a single garage. The fully enclosed rear garden offers a lovely private space with a paved patio, lawned area and useful storage shed.

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CODDINGTON WAY

- Spacious Detached Three Bedroom Bungalow
- Stylish Kitchen/Dining Room
- Spacious Sitting Room
- Gas Fired Central Heating
- Master Bedroom With En-Suite
- Garage & Driveway
- Enclosed Rear Garden
- Located in A Desirable Cul-De-Sac
- In A Well-Served Village Close To Amenities
- Step Inside Today With Our 360 Virtual Tour!



Entrance Hall

Welcoming entrance hall with loft access. Storage cupboard. Radiator.

Sitting Room

Spacious bright room with wall mounted feature electric fireplace. Media fitted unit. Opening to a play area with French doors opening directly to rear the garden. Skylight. Two modern wall mounted radiators.

Kitchen/Dining Room

Stylish kitchen with a wide range of wall and base cupboard and drawer units and ample worktops over. Inset sink and drainer. Integrated eye level oven, hob with extractor hood over and fridge freezer. Space for a slimline dishwasher and washing machine. Window and door to side. Opening to a spacious dining area with French doors leading directly to the rear garden. Radiator.

Bedroom 1

Good sized room with wall mounted radiator.

En-Suite

Contemporary suite, WC and vanity wash basin. Double shower cubicle surrounded by shower boards. A rainfall shower head and shower attachment. Window to rear. Heated towel rail.

Bedroom 2

Double room with built in wardrobe. Window to front. Radiator

Bedroom 3

Window to front. Radiator.

Bathroom

Fully tiled with WC and vanity wash basin. Bath with shower head over and screen. Window to side. Heated towel rail.

Outside

Front Garden

Large hard standing driveway for ample off-road parking. Access to the garage and side gated access to the garden.

Rear Garden

Fully enclosed garden with hard standing path surrounding the property. The remainder of the garden is laid to the lawn with a further paved patio seating area. Shed for storage and side gated access to the front.

Garage

Electric roll door. Power connected.

Disclaimer

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CODDINGTON WAY





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

EPC Rating: D Council Tax Band: C

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