



## St Nicholas House, 35 Burnt House Lane, Kirton IP10 0PZ

**£1,100,000 FREEHOLD**

Set in private grounds extending to approximately 1.7 acres in size (sts) in a popular Village location, an individual executive style five bedroom double balconied detached residence offering versatile accommodation and with considerable parking, double garage and a range of useful outbuildings.

In addition to five bedrooms additional accommodation consists of an entrance porch, reception hallway with open fireplace feature, lounge, dining room, family room, kitchen / breakfast room, conservatory, two utility rooms, dressing room to master bedroom and three bathrooms / shower rooms one of which is en-suite.

To the first floor and accessible from four of the bedrooms are two balconies overlooking a Welsh slate water feature and also established gardens.

Heating is supplied in the form of gas fired central heating to radiators and windows are of double glazed construction.

The wrap around gardens and grounds in which St Nicholas House is set are a particular feature being well maintained and being approached by a tree lined graveled driveway accessed via wrought iron gates.

Burnt House Lane is an established popular but quiet lane set within the village of Kirton approximately five miles from Felixstowe's main town centre and nine miles from Suffolk's county town of Ipswich and also from Woodbridge.

The nearby villages of Newbourne and Waldringfield offer picturesque quality with the latter being located on the Deben Estuary. Rarely available to the market an internal inspection is advised to fully appreciate the accommodation on offer.

Accommodation with approximate room sizes are as follows:

#### **LEADED STAINED GLASS FRONT DOOR/FRENCH DOOR**

Leading into :-

#### **ENTRANCE PORCH 7' x 5' (2.13m x 1.52m)**

Radiator, walk in double width storage cupboard, French doors leading into :-

#### **RECEPTION HALLWAY 13' 7" x 10' 2" plus recess (4.14m x 3.1m)**

A feature Inglenook fireplace with Bressummer beam over, radiator, split level staircase leading to the first floor landing and doors leading to lounge, kitchen and also to :-

#### **CLOAKROOM 5' 9" x 2' 7" (north) (1.75m x 0.79m)**

Fitted with white suite comprising low level WC, wash hand basin with mixer tap and storage cupboard beneath, radiator.

#### **SITTING ROOM 20' 8" x 13' (south & east) (6.3m x 3.96m)**

A feature room with double arched feature leading to raised area which in itself has two pairs of French doors leading into conservatory. Flame effect gas fire, skirting heating, two radiators, recessed LED spotlights.

#### **CONSERVATORY Approximately 25' 9" x 12' 5" (south, west & north) (7.85m x 3.78m)**

Of UPVC double glazed construction with brick cavity wall base and polycarbonate ceiling, tiled flooring, wall light, ceiling vent

#### **DINING ROOM 14' 8" x 13' (south west) (4.47m x 3.96m)**

With doors leading from both kitchen and lounge the dining room features an angled window, wall lights, recessed spotlights, radiator.

#### **KITCHEN/BREAKFAST ROOM 23' 13" x 1' (east and north) (7.34m x 0.3m)**

Fitted comprising single drainer one and a half bowl sink unit with mixer tap and cupboards under. A range of fitted drawers, cupboards, units and work surfaces including pan drawers. Built in five ring gas hob with extractor hood above, also built in Neff double oven, integrated dishwasher, American style fridge/freezer which we understand from the vendor will remain at the property, recessed spotlights, two radiators, part glazed door leading to :-

#### **INNER HALLWAY 14' x 3' 2" (4.27m x 0.97m) - With doors leading to :-**

#### **FAMILY ROOM 17' 10" x 16' 4" (south and north) (5.44m x 4.98m)**

Radiator, UPVC double glazed bi-fold doors and also doorway leading into double garage.

#### **UTILITY ROOM 10' x 8' (north) (3.05m x 2.44m)**

Fitted comprising a single drainer sink unit with mixer taps and cupboards under, fitted drawers, cupboards, units and work surfaces, radiator, Glow worm fuel saver boiler, UPVC double glazed door leading to outside.

#### **UTILITY ROOM 2 8' 2" x 5' 5" (north) (2.49m x 1.65m)**

Ideal Mexico II boiler for zoned heating, space for tumble dryer, radiator.

#### **CLOAKROOM 6' 2" x 2' 10" (south)(1.88m x 0.86m)**

Fitted with white suite comprising low level WC, wash hand basin, radiator.

**STORE ROOM 6' x 5' 9" (1.83m x 1.75m) - With fitted drawers, cupboards, units and work surface.**



**FIRST FLOOR LANDING 29' 1" maximum x 22' 3" maximum (east) (8.86m x 6.78m)**

'L' shaped, a galleried landing, two radiators, double door airing cupboard, doors leading to :-

**MASTER BEDROOM SUITE 31' 5" x 13' (south and west) (9.58m x 3.96m)**

A spacious bedroom suite, two radiators, wall lights and doors allowing access to :-

**DRESSING ROOM 9' 9" x 6' 3" (2.97m x 1.91m)****EN-SUITE BATHROOM 10' 6" x 10' (north)(3.2m x 3.05m)**

Consisting of large round ended partly sunken bath with mixer taps and shower attachment, his and hers wash hand basins, a range of fitted storage cupboards, recessed spotlights, concealed lighting, glazed shelf storage feature, vertical heated towel rail/radiator.

**BALCONY 26' 5" x 4' 5" (south)(8.05m x 1.35m) - Set overlooking water feature and garden area.****BEDROOM 2 13' 6" x 13' (south west and west) (4.11m x 3.96m)**

A range of fitted bedroom furniture consisting of wardrobe space, bedside cabinets and drawer storage, angled UPVC double glazed window, also UPVC double glazed door allowing access onto balcony.

**BEDROOM 3 13' x 10' 1" (west and east) (3.96m x 3.07m)**

Radiator, wall lights, UPVC double glazed French door opening onto :-

**BALCONY 2 20' 1" x 4' 4" (6.12m x 1.32m)**

Set overlooking water feature and gardens.

**BEDROOM 4 13' 3" x 9' 8" (west) (4.04m x 2.95m)**

Radiator, UPVC double glazed French doors opening onto balcony 2.

**BEDROOM 5 10' 8" x 9' 9" (east)(3.25m x 2.97m)**

Two built in double wardrobes, radiator.

**BATHROOM 11' 3" x 5' 8" (east) (3.43m x 1.73m)**

Fitted with a white suite comprising panelled bath with mixer tap a separate walk-in shower cubicle, low level WC, wash hand basin, recessed spotlights.

**SHOWER ROOM 9' 8" maximum reducing to 7' x 7' 6" (north)(2.95m x 2.29m)**

Fully tiled wall surfaces, comprising walk in shower cubicle with two showers inset, each with overhead sprays, low level WC, wash hand basin, fitted storage cupboards, vertical heated towel rail/radiator, recessed spotlights, access to loft space.

**OUTSIDE** Approached via wrought iron gates leading to a long driveway the property is set in established grounds extending to approximately 1.7 acres in size (subject to survey). Well maintained wrap around gardens beautifully compliments the living accommodation, the gardens consisting of areas laid to lawn, but also housing matured trees, flower beds and shrubs.

To the rear of the property is a courtyard setting patio/terrace housing a large pond with welsh slate water feature designed to create a stunning outdoor environment.

The property also has a tennis court adjacent and further variety of trees providing seasonal cover.

**OUTBUILDING AND GARAGE**

The property benefits from a range of useful outbuildings/offices/garages including :-

**DOUBLE GARAGE 17' 10" x 17' (5.44m x 5.18m)**

With two up and over doors, light and power connected and two doors leading into the rear garden area in addition to door allowing access to main accommodation.

**OFFICE 23' 3" x 11' (7.09m x 3.35m)**

Of brick construction with pitched pan tiled roof the office has a Velux window and also windows to south, west and east aspect.

**BARN 24' x 12' (7.32m x 3.66m)**

(11' to pitched roof height)

Light and power connected, accessed via large double doors.

**STUDIO/STORE 21' 5" x 9' 6" (6.53m x 2.9m)**

Accessed via patio doors.

**GARAGE 2/STORE 29' 2" x 13' 4" (8.89m x 4.06m)**

Timber pitched roof construction, light and power connected.

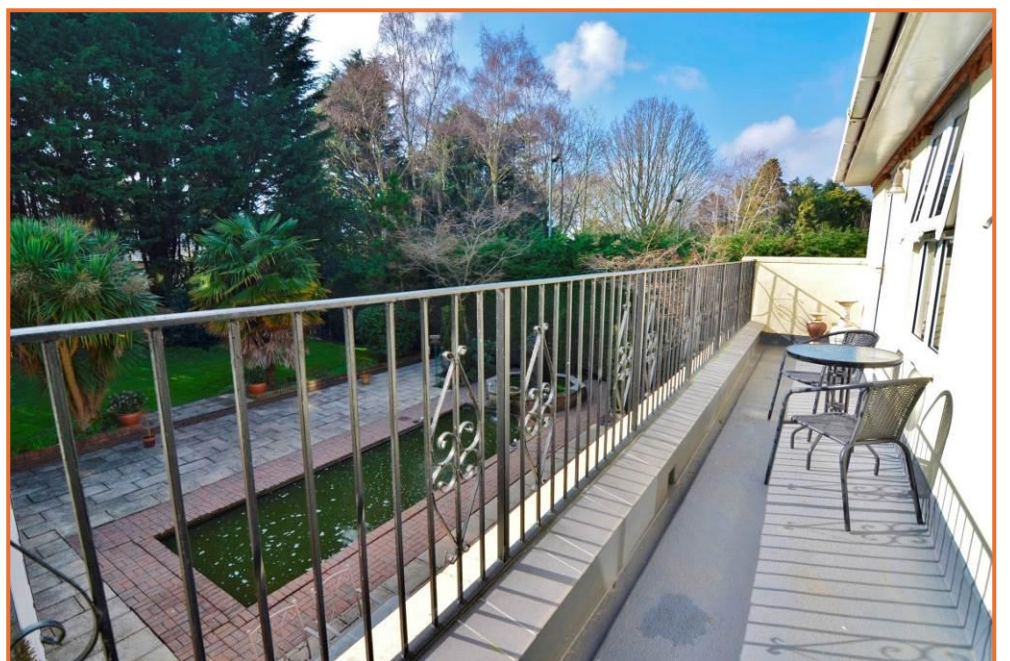
**COUNCIL TAX** Band 'G'



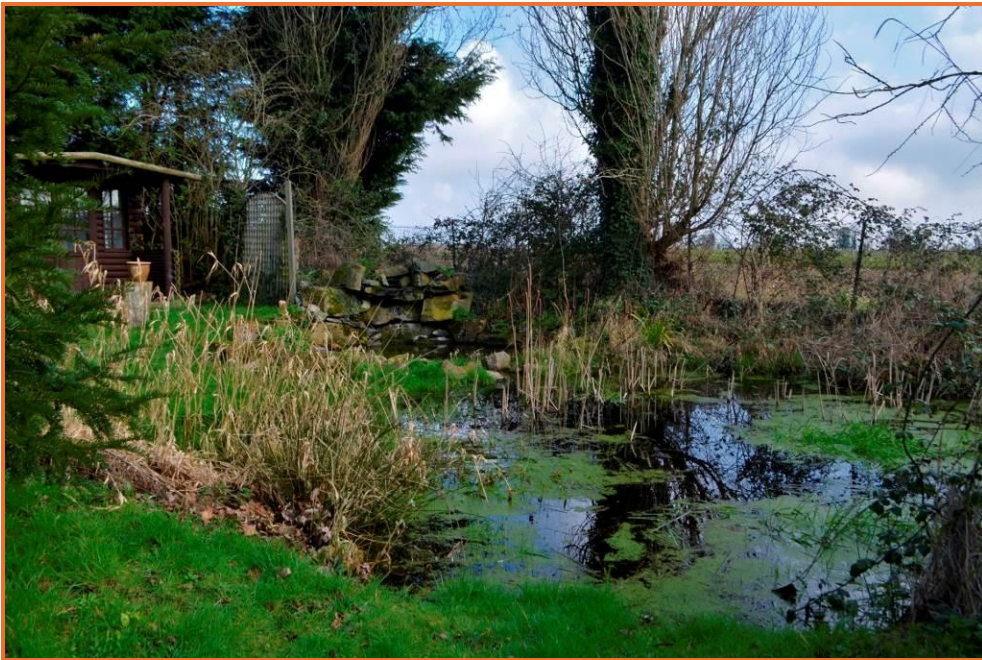












| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 78 C      |
| 55-68 | D             | 62 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



