



Oak Lodge, 27 Burnt House Lane, Kirton, IP10 0PZ

£750,000 FREEHOLD

Set within beautifully established gardens in a quiet Village Lane location, a spacious well presented detached four bedroom family home benefiting from off street parking for numerous vehicles and a double garage.

In addition to four good size bedrooms further accommodation consists of an entrance hall, cloakroom, lounge, dining room, study, first floor bathroom and an en-suite shower room.

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

The property is set recessed from Burnt House Lane itself and offers exceptionally pleasant and well maintained gardens to both the front and rear aspects with the latter being fully enclosed and unoverlooked.

Kirton is a popular Village location set approximately five miles from Felixstowe's main town centre but equally being ideally located for access to Suffolk's county town of Ipswich and also nearby towns and villages of Newbourne and Waldringfield.

Offered for sale with vacant possession an internal inspection is advised to appreciate the accommodation on offer

UPVC DOUBLE GLAZED ENTRANCE DOOR LEADING TO

ENTRANCE HALLWAY 13' 9" x 10' 9" max (4.19m x 3.28m)

Radiator, staircase leading to first floor landing, doors leading to:

CLOAKROOM 6' 10" x 3' 3" (2.08m x 0.99m)

Low level WC, wash hand basin, radiator, window to front aspect

LOUNGE 20' x 13' (6.1m x 3.96m)

Flame effect gas fire, two radiators, window to front aspect, patio doors leading onto rear garden, archway leading into:

DINING ROOM 13' 1" x 10' 5" (3.99m x 3.18m)

Radiator, window to rear aspect

STUDY 10' 9" x 7' 5" (3.28m x 2.26m)

Radiator, windows to side aspects

KITCHEN 16' 8" x 11' (5.08m x 3.35m)

Fitted and comprising single drainer one and a half bowl sink unit, cupboards under. Fitted drawers, cupboards, units and work surfaces. Five ring hob, double oven plumbing for automatic washing machine, space for tumble dryer. Radiator, window to rear aspect, door leading to outside

FIRST FLOOR LANDING 15' 3" x 11' 1" max (4.65m x 3.38m)

Radiator, access via loft ladder to insulated and part boarded loft space, built in airing cupboard, window to front aspect, doors leading to :

BEDROOM 1 12' 9" x 12' 8" into wardrobe (3.89m x 3.86m)

Fitted full length quad mirror fronted wardrobes, radiator, window to rear aspect, door leading to:

EN SUITE SHOWER ROOM 9' 7" x 3' 7" (2.92m x 1.09m)

Fitted and comprising a shower cubicle, low level WC, wash hand basin, tiled flooring, window to side aspect

BEDROOM 2 12' 9" into wardrobe recess x 12' 3" (3.89m x 3.73m)

Double slide robe style wardrobes, radiator, window to rear aspect

BEDROOM 3 11' 2" x 9' 5" (3.4m x 2.87m)

Radiator, window to rear aspect

BEDROOM 4 9' 5" x 8' (2.87m x 2.44m)

Radiator, window to front aspect

BATHROOM 9' 8" x 6' 7" (2.95m x 2.01m)

Fitted and comprising panelled bath, mixer taps and shower attachment, low level WC, wash hand basin, bidet, window to front aspect

OUTSIDE The property is recessed from Burnt House Lane and set in beautifully maintained and established gardens which are located both to the front and rear aspect.

FRONT GARDEN Laid mainly to lawn and with a mainly Southerly aspect, the front garden has a driveway enabling off street parking for numerous vehicles leading to the double garage and is enclosed by both fencing and hedging.

DOUBLE GARAGE 19' maximum reducing to 15'6" x 18' (5.79m x 5.49m)

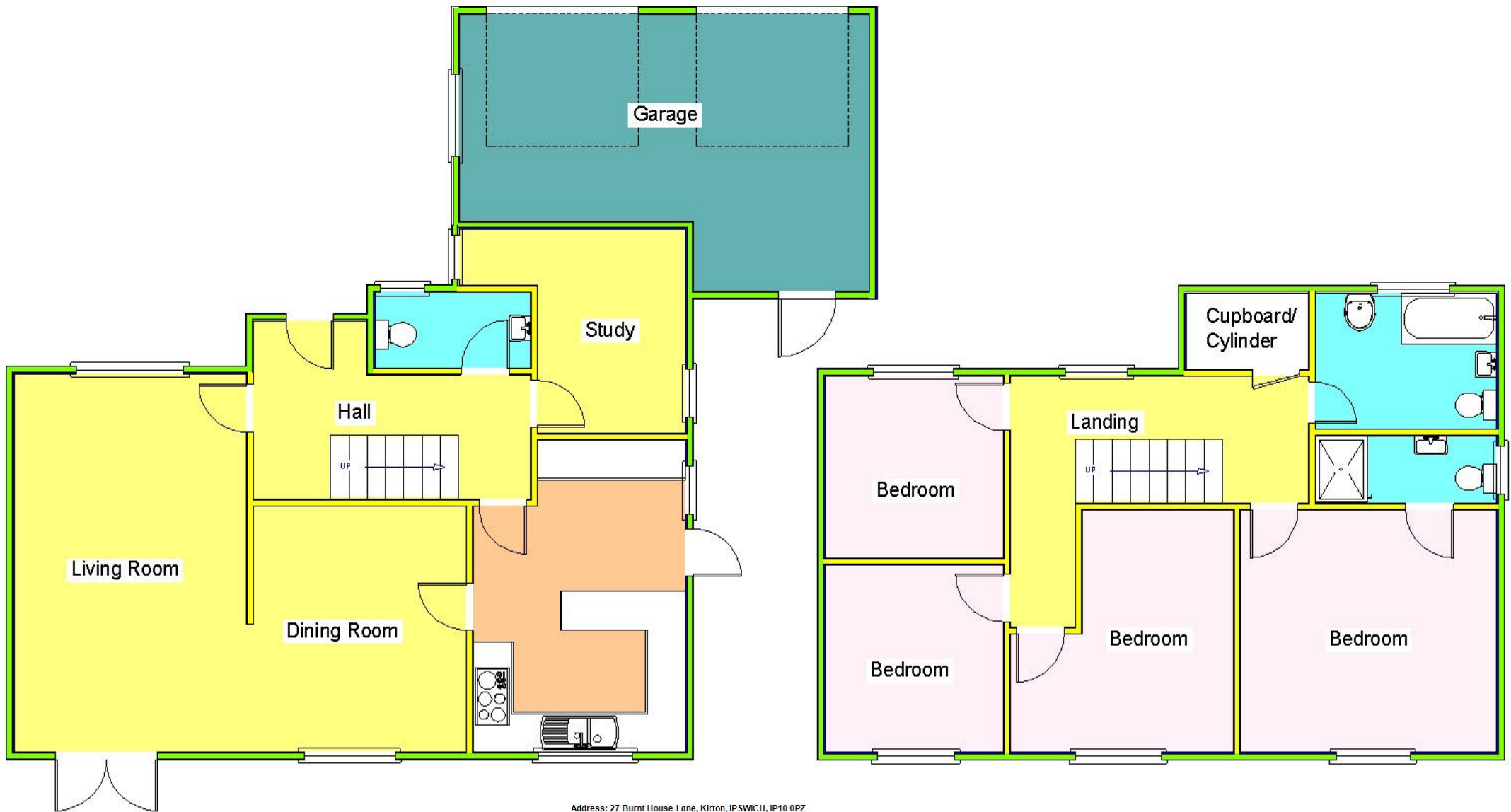
Two up and over doors, Ideal Mexico boiler serving hot water supply and central heating, two windows to side aspect

REAR GARDEN Offering a wide variety of established but beautifully maintained flowers, shrubs, trees and bushes, the rear garden is well established, is mainly unoverlooked and has a patio / terrace area









Address: 27 Burnt House Lane, Kirton, IPSWICH, IP10 0PZ
 RRN: 3634-4626-6300-0865-8202

