



14 Bucklesham Road, Kirton, IP10 0PA

£425,000 FREEHOLD

Set within the popular village of Kirton an exceptionally well presented extended detached modern three bedroom bungalow benefitting from considerable modernisation and improvements.

In addition to the three bedrooms the property benefits from ample off road parking, garage, a generous size east facing rear garden and an en-suite to bedroom one.

The accommodation in brief comprises spacious entrance hallway, lounge/diner, kitchen, utility room, three bedrooms with an en-suite to bedroom one and a family bathroom. Heating is supplied in the form of gas fired central heating to radiators and windows are of double glazed construction.

Kirton proves a popular village location being set approximately five miles from Felixstowe's main town centre but also within relatively close proximity to Ipswich and also the popular villages of Newbourne, Waldringfield, Falkenham and Bucklesham.

A viewing is highly recommended to appreciate the spacious and modern accommodation on offer.

Composite entrance door opening into :-

ENTRANCE HALLWAY 20' 7" max x 15' 11" max (6.27m x 4.85m)

Spacious L-shaped entrance hallway, solid oak flooring, radiator, spotlights and doors to :-

LOUNGE/DINER 30' 4" x 12' 4" (9.25m x 3.76m)

Forming part of the extension. Four radiators, windows to side and rear aspect and French doors opening out into the rear garden, wall lights, TV point, gas feature fireplace with surround.

KITCHEN 14' 1" x 9' 3" (4.29m x 2.82m)

Granite fitted worktops with matching upstand, fitted shaker style storage units above and matching storage units and drawers below, inset stainless steel sink unit with mixer tap and single drainer, integrated appliances such as a dishwasher and under counter fridge, Range cooker with cooker hood above, under counter lighting, anthracite vertical radiator, tiled flooring, window to rear aspect.

UTILITY ROOM 9' 6" x 5' 7" (2.9m x 1.7m)

Fitted worktops with a range of high gloss handleless storage units and drawers, Butler sink, space and plumbing available for both a washing machine and tumble dryer, tiled flooring, radiator, window and door to side aspect, Vaillant combi boiler, access to loft space.

BEDROOM ONE 19' 8" max x 10' 9" (5.99m x 3.28m)

Radiator, window to front aspect, spotlights, fitted wardrobes and door to :-

EN-SUITE SHOWER ROOM 6' 11" x 5' 2" (2.11m x 1.57m)

Modern re-fitted suite comprising low level WC, hand wash basin with waterfall mixer tap and storage cupboard below, double width walk in shower with twin shower head, fitted shower screen, part tiled walls, heated towel rail, extractor, window to the side aspect.

BEDROOM TWO 12' 5" x 9' 7" (3.78m x 2.92m)

Radiator, window to side aspect, built in wardrobes with mirror fronted sliding doors.

BEDROOM THREE 11' 9" x 9' 2" (3.58m x 2.79m)

Solid oak flooring, radiator, window to side aspect.

BATHROOM 8' 6" x 5' 8" (2.59m x 1.73m)

Modern suite comprising WC with hidden cistern, vanity hand wash basin with waterfall style mixer tap, storage cupboards and drawers below, P-shaped panel bath with electric shower over, fitted shower screen, part tiled walls, tiled flooring, heated towel rail, extractor, two obscured windows to the side aspect.

OUTSIDE

To the front of the property there is a block paved driveway enabling off road parking. The remainder of the front garden is shingled with a wall and established shrub and plant border, low brick wall to the front boundary, decorative garden path with shingled borders leading to the entrance door and a service door into :-

GARAGE 19' 2" x 9' 10" (5.84m x 3m)

Electric up and over door, light and power connected, pitched roof.

REAR GARDEN

A generous sized and private east facing rear garden which is mainly laid to lawn with an established shrub and plant border, patio area with fitted pergola and a garden path leading down to the summer house, additional decking area, outside tap, outside lighting. At the rear of the garden is a secluded allotment style garden with storage shed, green house and four raised flower beds.

COUNCIL TAX

Band 'D'

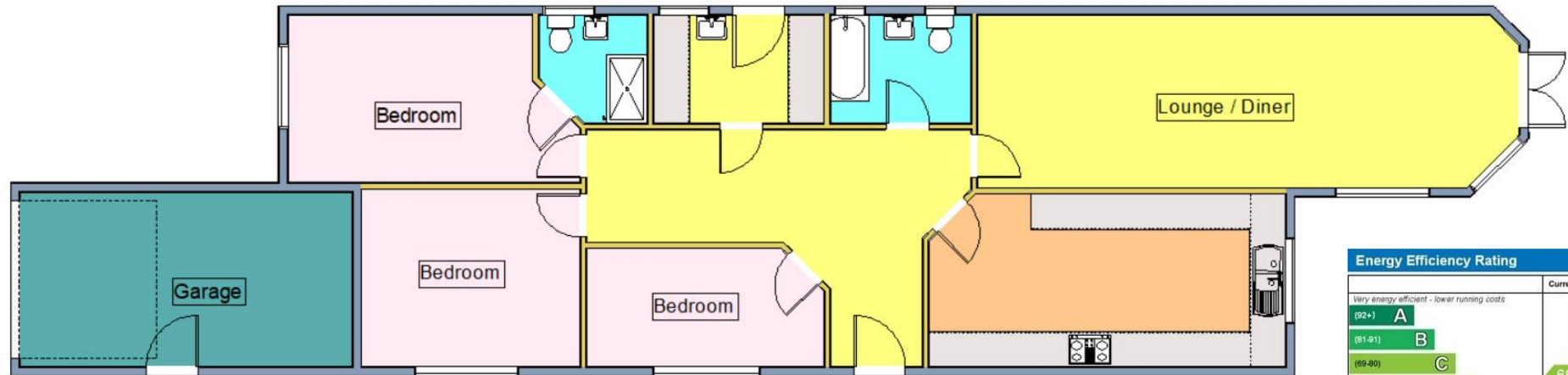












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	82
England & Wales <small>EU Directive 2002/91/EC</small>		
<small>WWW.EPC4U.COM</small>		