



31 Paddock Close, Kirton, IP10 0FL

GUIDE PRICE £450,000

A well presented spacious modern detached family house built to a high specification in 2017 by the Taylor Group of Developers and subsequently having a re-fitted kitchen installed with high gloss finished units and integrated appliances in 2022.



The well planned accommodation briefly comprises entrance hallway, cloakroom, lounge, play room, kitchen/dining room, four good size bedrooms (master bedroom with dressing area and en-suite shower room) and family bathroom.

Further benefits of this energy efficient property include gas fired central heating to radiators, UPVC sealed unit double glazed windows, adjacent driveway with off street parking for two vehicles, a single garage and an enclosed south facing rear garden offering a good degree of privacy.

The property is conveniently situated in a quiet residential cul-de-sac in the popular village of Kirton with easy access to Waldringfield, the market town of Woodbridge, the county town of Ipswich and the coastal town of Felixstowe with a variety of local and high street stores, restaurants and cafes available.

COMPOSITE DOUBLE GLAZED ENTRANCE DOOR

Opening to :-

ENTRANCE HALLWAY 15' x 7'6" reducing to 4' 8" (4.57m x 1.42m)

Solid wood flooring, radiator, staircase leading to the first floor with storage cupboard below, UPVC sealed unit double glazed window to the rear aspect.

CLOAKROOM

Modern white contemporary style suite comprising low level WC, pedestal wash hand basin, tiled splashback, radiator, extractor fan, UPVC sealed unit double glazed window to the side aspect.

LOUNGE 15' 2" x 14' 10" (4.62m x 4.52m)

Wall paneling, TV point, radiator, solid wood floor, two radiators, two UPVC sealed unit double glazed windows to the front aspect, UPVC sealed unit double glazed french doors opening to the rear garden.

PLAY ROOM 11' 2" x 10' (3.4m x 3.05m)

Solid wood flooring, radiator, UPVC sealed unit double glazed windows to the front and side aspect.

OPEN PLAN KITCHEN/DINING ROOM 22' 3" x 11' 4" (6.78m x 3.45m)

Fitted with a comprehensive range of light grey coloured high gloss finished units with chrome handles comprising base cupboards and drawers, work surfaces over, inset composite single drainer one and a half bowl sink unit with mixer tap, tiled splashbacks, matching eye level cupboards, cupboard housing wall mounted Ideal Logic gas fired boiler, integrated dishwasher, integrated washing machine and fridge/freezer, kick space heater, built in stainless steel double oven, electric four ring hob, stainless steel canopy style extractor hood, LED ceiling spotlights, peninsular breakfast bar, radiator, tiled flooring, UPVC sealed unit double glazed windows to both side aspects and UPVC sealed unit french doors opening to the rear garden.

FIRST FLOOR LANDING

Radiator, built in hot water tank, pine slatted shelves, UPVC sealed unit double glazed window to the rear aspect.

MASTER BEDROOM 20' 2" max reducing to 12'4" x 11' 2" (6.15m x 3.4m)

Radiator, UPVC sealed unit double glazed windows to both side aspects.

EN-SUITE SHOWER ROOM

Modern white contemporary style suite comprising double size walk in shower cubicle with twin head shower, glazed doors, pedestal wash hand basin, low level WC, chrome heated towel rail/radiator, extractor fan, LED spotlights, UPVC sealed unit double glazed window to the side aspect.

BEDROOM TWO 15' x 10' 2" plus door recess (4.57m x 3.1m)

Radiator, UPVC sealed unit double glazed windows to the front and rear aspect.

BEDROOM THREE 10' x 9' 7" plus door recess (3.05m x 2.92m)

Radiator, UPVC sealed unit double glazed windows to the front and side aspect, access to loft space.

BEDROOM FOUR 11' 6" x 8' 10" (3.51m x 2.69m)

Radiator, built in over stairs storage cupboard, UPVC sealed unit double glazed window to the front aspect.

FAMILY BATHROOM

Modern white contemporary style suite comprising panel bath with twin head shower unit over, tiled surround, glazed shower screen, low level WC, pedestal wash hand basin, tiled splashback, chrome heated towel rail/radiator, extractor fan, UPVC sealed unit double glazed window to the side aspect.

OUTSIDE

To the front of the property there is a small open plan area of garden which is laid to lawn, adjacent driveway with off street parking for two vehicles, fence and side gate leading to the rear garden.

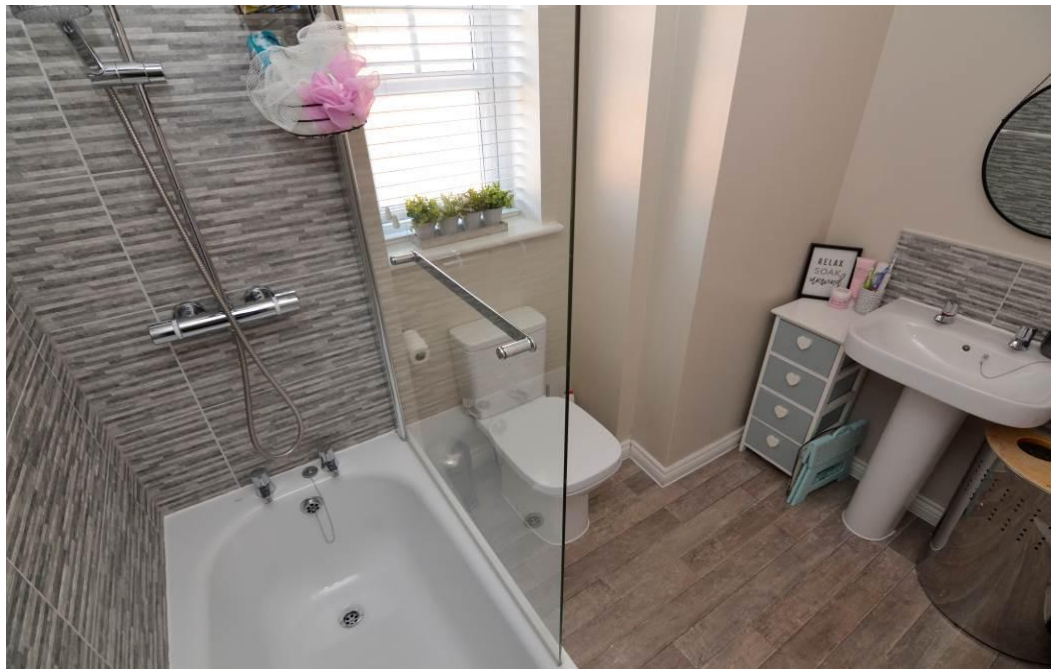
SINGLE GARAGE 18' x 9' 10" (5.49m x 3m)

Up and over door, power and light connected, double glazed personal door leading to the rear garden.

To the rear of the property there is a mainly south facing garden offering a good degree of privacy, measuring 34' in depth x 26'10" max comprising paved sun terrace, lawn, shrub bed and area with wood chippings, timber fencing to the boundaries, cold water tap.

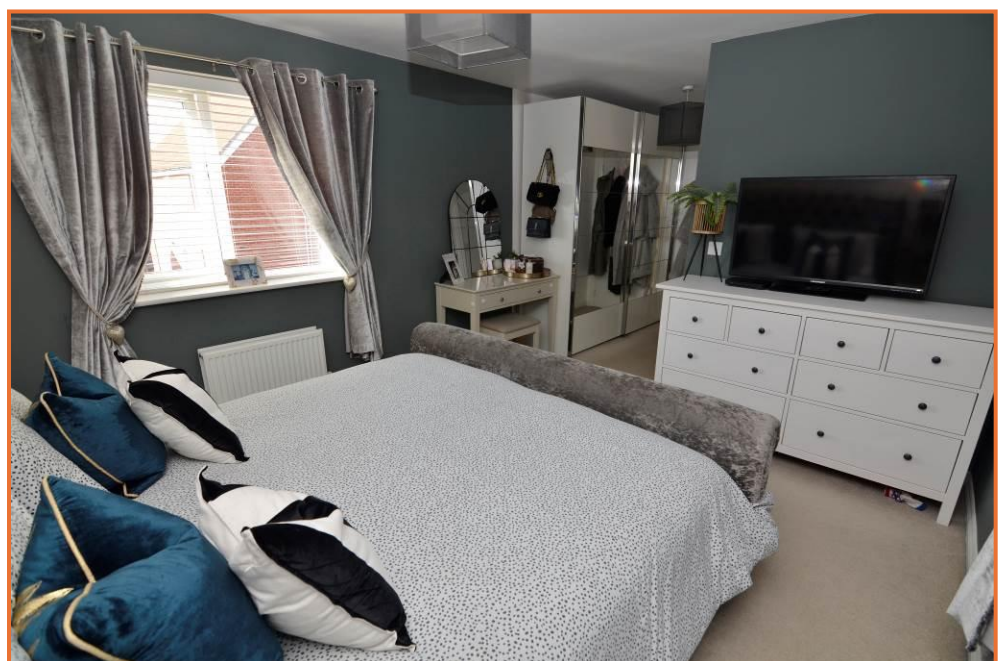
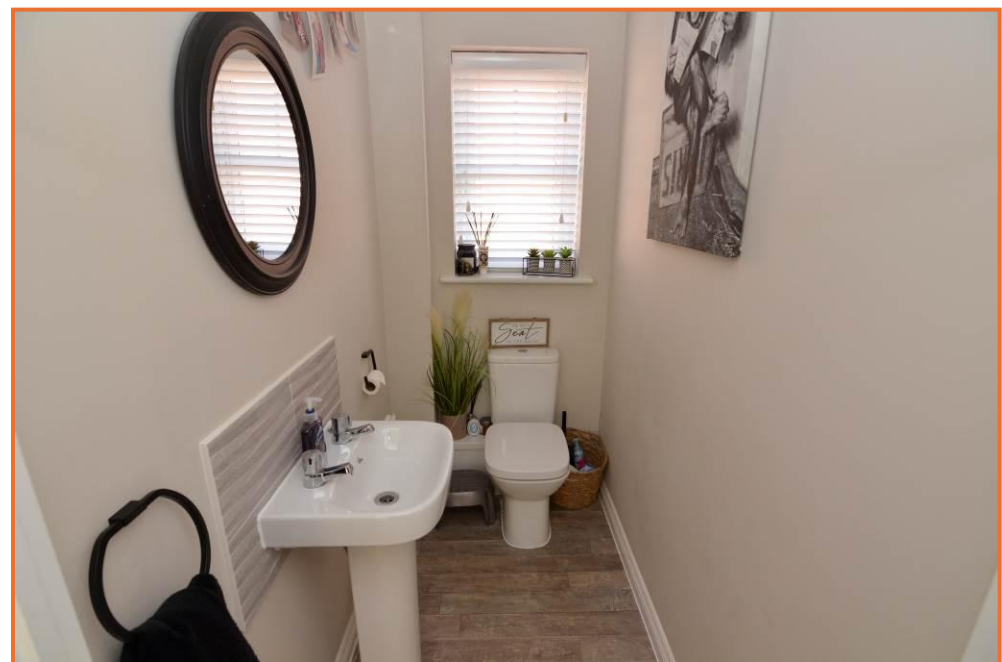
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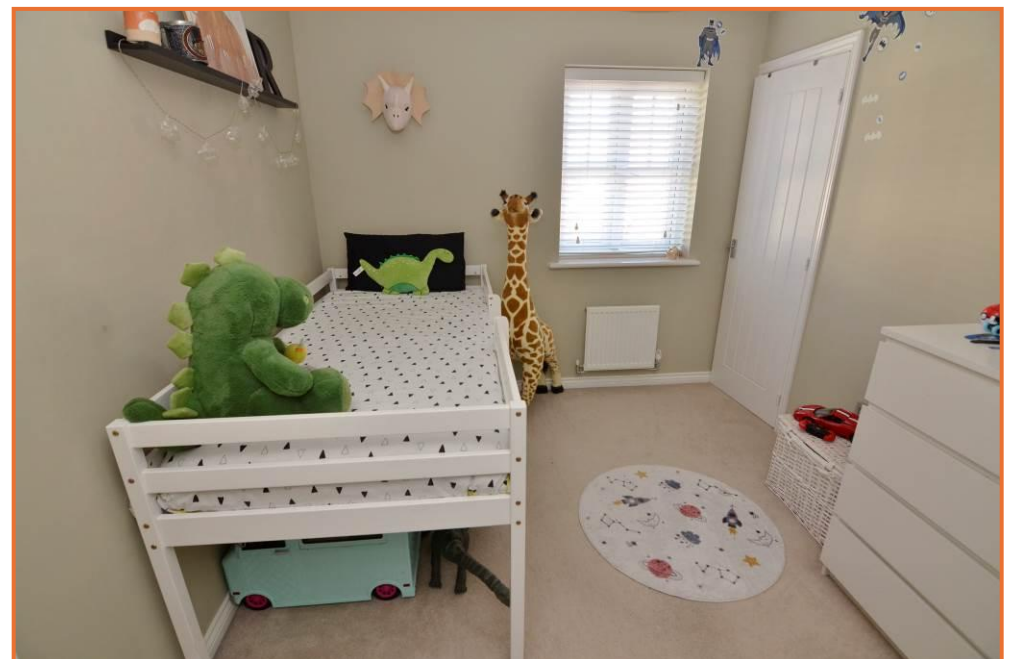
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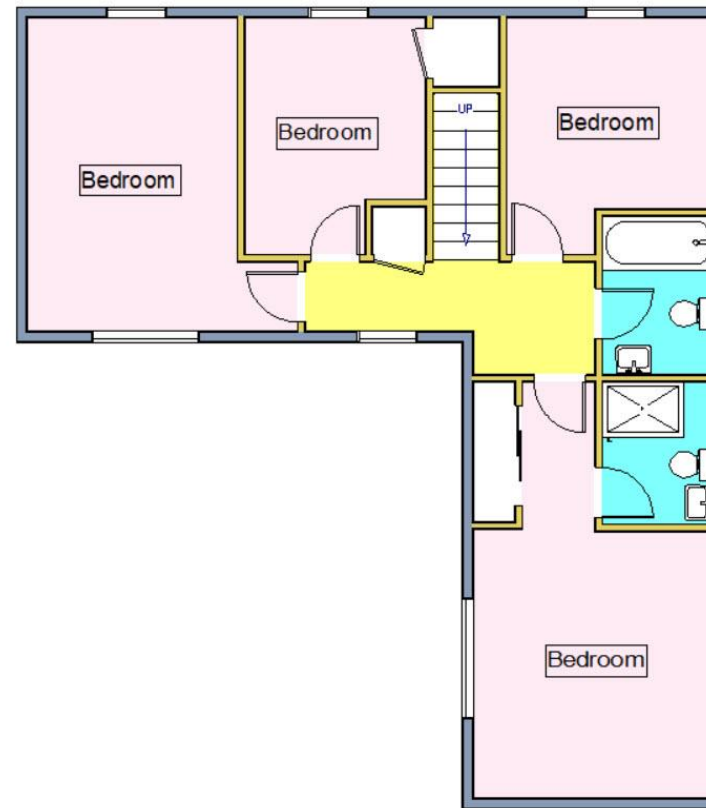
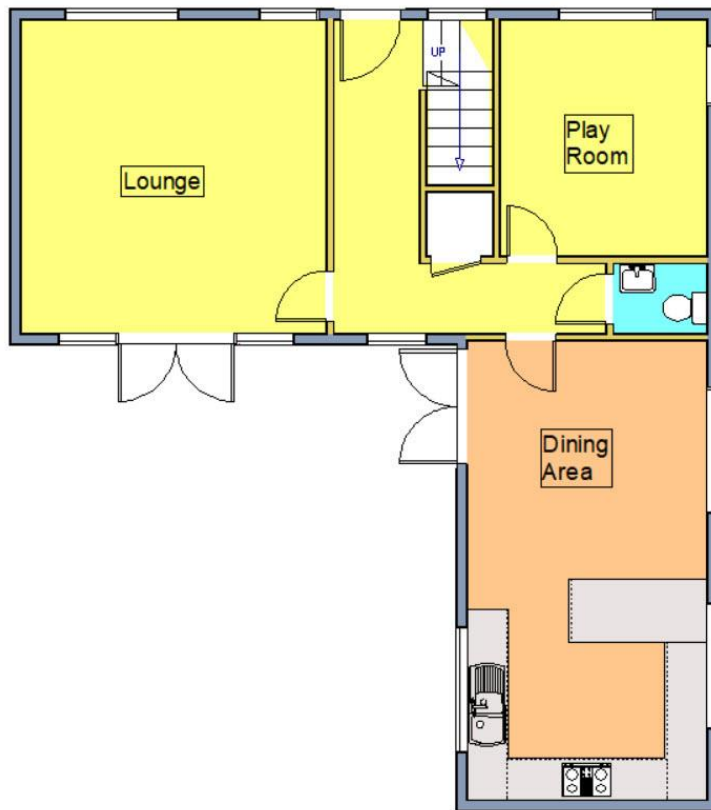












Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		