



80 Meadowlands, Kirton, Suffolk, IP10 0PP

£365,000 FREEHOLD

Offered for sale with no onward chain and located in the popular village of Kirton is this greatly extended four bedroom semi detached family home.

In addition to the four bedrooms the property benefits from two bathrooms, ample off road parking, larger than average garage, a south facing rear garden and a double storey extension to the rear of the property.

The accommodation in brief comprises entrance hall, kitchen, lounge, dining room, study, upstairs are four bedrooms, a family bathroom and an additional shower room. Heating is supplied in the form of gas fired central heating to radiators and windows are of double glazed construction.

The property is situated in a popular village within a short distance to open countryside, White Horse public house and Trimley St Martin primary school. Easy access to the A14 is also nearby.

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

UPVC DOUBLE GLAZED ENTRANCE DOOR Opening into :-

ENTRANCE HALLWAY 13' 4" x 5' 11" (4.06m x 1.8m)

Original wood flooring, radiator, stairs leading up to the first floor with an under stairs storage cupboard and doors to :-

KITCHEN 13' 4" x 11' 6" (4.06m x 3.51m)

Fitted worktops with a tiled splashback, breakfast bar area, fitted storage units above and matching storage units and drawers below, stainless steel one and a half bowl sink unit with hose style mixer tap and single drainer, integrated appliances such as dishwasher, under counter fridge and freezer, space and plumbing available for washing machine, further space available for freestanding cooker, radiator, window to front aspect, pantry cupboard, access door into garage.

LOUNGE 17' 10" x 11' 4" (5.44m x 3.45m)

Radiator, storage cupboard, TV point, door into study, large opening into :-

DINING ROOM 14' 6" x 9' 6" (4.42m x 2.9m)

Laminate flooring, windows and door to outside, electric feature fireplace with surround.

STUDY 13' 8" reducing to 9' 4" x 4' 10" (4.17m x 1.47m)

Window to rear aspect.

FIRST FLOOR LANDING

Access to loft space, the original part of the house and the extended part, airing cupboard and doors to :-

BEDROOM ONE 18' 11" x 10' 2" (5.77m x 3.1m)

Radiator, window to rear aspect.

BEDROOM TWO 13' 5" x 12' 1" (4.09m x 3.68m)

Radiator, window to front aspect.

BEDROOM THREE 18' 9" x 6' 5" (5.72m x 1.96m)

Laminate flooring, radiator, fitted wardrobe, window to rear aspect.

BEDROOM FOUR 8' 7" x 7' 11" (2.62m x 2.41m)

Radiator, window to rear aspect.

FAMILY BATHROOM 11' 8" x 6' 5" (3.56m x 1.96m)

Modern suite comprising low level WC, hand wash basin with waterfall style mixer tap, deep bath unit with central waterfall style mixer tap and double width walk in shower with twin shower head, part tiled walls, heated towel rail, shaver point, extractor, obscured window to the front aspect.

SHOWER ROOM 7' 5" x 5' 4" (2.26m x 1.63m)
Modern suite comprising WC with hidden cistern, vanity hand wash basin with mixer tap and storage cupboards below, shower cubicle, fully tiled walls and floor, radiator and obscured window to the front aspect.

OUTSIDE
To the front of the property it has been fully block paved to allow ample off road parking, a side established shrub and plant border, outside lighting.

The south facing rear garden is enclosed by fencing, is mainly laid to lawn with established shrub and plant border, storage shed, outside socket and lighting, hot tub to be left by the current owner, service door into :-

GARAGE 36' 6" reducing to 22'5" x 7' 8" (11.13m x 2.34m)
Light and power connected, double doors opening to the front aspect and door to rear aspect.

COUNCIL TAX
Band 'C'

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		







