



**32 Falkenham Road, Kirton, IP11 0NW**

**£695,000 FREEHOLD**

**Set in a popular Village location and extending to approx. 2600 sq ft in size (241 sq m)  
A stunning individual detached four bedroom house, magnificently upgraded and  
featuring striking brick and clad exterior finish beneath a pitched tiled roof.**

The property stands recessed from Falkenham Road, as the name suggests in itself leading to the picturesque village of Falkenham with rural walks leading to the Deben Estuary.

Set over two floors the accommodation features a stunning light and airy hall and landing with ceiling to floor windows, a fully equipped open plan family room / kitchen with integrated appliances, a dining room, utility room and study. First floor accommodation consists of galleried landing, spacious bathroom and four double bedrooms including a master bedroom suite with dressing room, en suite and patio doors opening onto a covered balcony overlooking the rear garden.

Heating is supplied in the form of gas fired underfloor heating and all windows and doors are of double glazed construction. Externally the property has gardens to front and rear with the latter having a Southerly aspect. Parking is available for numerous vehicles via a garage with adjacent off street parking to the rear boundary, and to the front aspect crushed granite enabling further parking if required.

Rarely available to the market an internal inspection is advised to fully appreciate the accommodation on offer.

**COMPOSITE DOUBLE GLAZED ENTRANCE DOOR** Leading to :-

**SPACIOUS RECEPTION HALLWAY 13' 8" x 12' 7" (4.17m x 3.84m)**

With double height ceiling to floor windows with maximum ceiling drop of 20', Karndean flooring, mains connected smoke detector, recessed LED spotlights, two large vertical Anthracite radiators, feature staircase leading to first floor, double oak panelled doors to walk in storage cupboard (6'5" x 2'6") also oaked panelled doors leading to :-

**CLOAKROOM 6' 2" x 4' 8" (1.88m x 1.42m)**

Low level WC with concealed plumbing, floating wash hand basin with mixer taps, Karndean flooring, recessed LED spotlights, extractor fan, vertical chrome heated towel rail/radiator.

**STUDY / SNUG 13' 10" x 9' 8" (4.22m x 2.95m)**

Radiator, recessed LED spotlights, UPVC double glazed window to front aspect.

**OPEN PLAN LIVING AREA 39' max x 27' 5" max (11.89m x 8.36m)**

A stunning open plan room consisting of :-

**LIVING AREA 39' x 13' 8" (11.89m x 4.17m)**

Recessed LED spotlights, engineered oak flooring, feature flame effect stove set in red brick fireplace with granite hearth and timber mantle above, large under stairs storage cupboard, UPVC double glazed windows to each side aspect, UPVC double glazed patio doors leading onto rear garden, also UPVC double glazed bi-fold doors leading to garden/patio area, door leading to dining room.

**KITCHEN AREA 13' 8" x 12' (4.17m x 3.66m)**

Comprehensively fitted and comprising a single drainer one and a half bowl sink unit with pull out mixer tap, six double and two single pan drawers, fitted cupboards, integrated fridge/freezer, integrated dishwasher, five ring AEG induction hob with stainless steel splashback and angled matching extractor hood above with courtesy lighting, matching Neff slide and hide ovens with further matching oven/convection/microwave above, warming trays beneath, recessed LED spotlights, integrated wine cooler, engineered oak flooring, UPVC double glazed window to rear aspect, UPVC double glazed door leading to outside, also door leading to :-

**UTILITY ROOM 10' 8" x 6' 5" (3.25m x 1.96m)**

Fitted with kitchen matching units and comprising a single drainer sink unit with mixer tap and cupboards under, a range of fitted cupboards, drawers, plumbing for automatic washing machine, space for tumble dryer. Extractor fan, consumer unit, recessed LED spotlights and Viessman boiler serving domestic hot water supply and central heating, UPVC double glazed window to front aspect.

**DINING ROOM 14' x 8' 8" (currently used as home gym) (4.27m x 2.64m)**

Recessed LED spotlights, UPVC double glazed window to rear aspect.

**GALLERIED LANDING 25' max x 14' with 11' ceiling height (7.62m x 4.27m)**

A feature landing with central staircase with smoked glass paneling and to front aspect, recessed LED spotlights, full height windows to front aspect, two built in wardrobes, oak panelled doors leading to :-



**MASTER BEDROOM SUITE 22' 4" max reducing to 14' x 15' (6.81m x 4.57m)**

A full bedroom suite with fitted central headboard with display niches, side lights and power connected, recessed LED spotlights, two velux windows, UPVC double glazed doors opening onto balcony, also oak panelled pocket doors leading to :-

**EN-SUITE SHOWER ROOM 7' 8" x 4' 10" (2.34m x 1.47m)**

Fully tiled wall and floor surfaces and featuring a walk in shower cubicle with side shower with mixer taps, low level WC with concealed plumbing, raised bowl wash hand basin with side mixer tap, fitted drawers and cupboards, recessed LED spotlights, extractor fan, velux window.

**DRESSING ROOM 7' 9" x 5' (2.36m x 1.52m) - Recessed LED spotlights, velux window.****BALCONY 14' 9" x 3' 9" (4.5m x 1.14m)**

A covered balcony with glass panelled rail situated overlooking the rear garden.

**BEDROOM TWO 14' 1" x 9' 7" (4.29m x 2.92m)**

Recessed LED spotlights, UPVC double glazed window to front aspect.

**BEDROOM THREE 13' 6" x 9' 8" (4.11m x 2.95m)**

Recessed LED spotlights, access to loft space, UPVC double glazed window to rear aspect.

**BEDROOM FOUR 13' 7" x 9' 8" (4.14m x 2.95m)**

Recessed LED spotlights, UPVC double glazed window to front aspect.

**BATHROOM 14' 1" x 9' 7" (4.29m x 2.92m)**

A spacious and well fitted bathroom with tiled flooring and part tiled wall surfaces featuring a double width walk in shower cubicle with sliding shower screen doors, wall mounted shower inset with overhead and hand held spray, corner bath with mixer taps and pull out shower attachment, low level WC with concealed plumbing, matching raised bowl wash hand basins each with mixer taps, fitted cupboards and drawers including large shelved side storage cupboards, matching heated mirrors with courtesy lighting, extractor fan, vertical chrome heated towel rail/radiator, UPVC double glazed window to rear aspect.

**OUTSIDE**

The property is situated in the popular picturesque village of Kirton in itself leading into neighbouring village of Falkenham with rural walks to the Deben Estuary.

Standing slightly recessed from Falkenham Road the property has parking for numerous vehicles to the front aspect via a crushed granite stone parking area and also block paved access from Falkenham Road.

Enclosed by a dwarf brick wall the property also owns the large block paved driveway to the side aspect (shared access by two bungalows), extending down to the garage and further parking area.

**GARAGE 23' 8" x 11' 6" (7.21m x 3.51m)**

With up and over door, light and power connected and access to loft storage area, also UPVC double glazed door leading to rear garden.

**PARKING AREA 27' 13" (8.56m)**

Situated adjacent to the garage a mainly gravelled parking area enclosed to rear and side access by fencing.

**REAR GARDEN**

The rear garden extends to approximately 50' in depth x 50' in width, offers a southerly aspect, being laid mainly to lawn, also with a large slate patio/terrace, enclosed by fencing and with external lighting, cold water tap and gate leading from garage/parking area.

**COUNCIL TAX**

Band 'D'



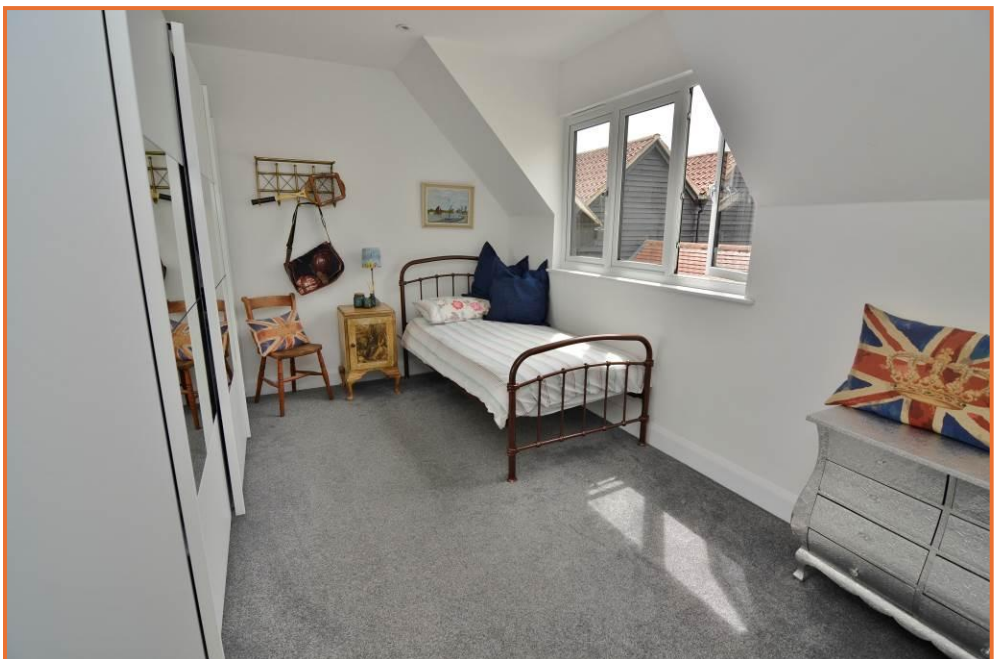
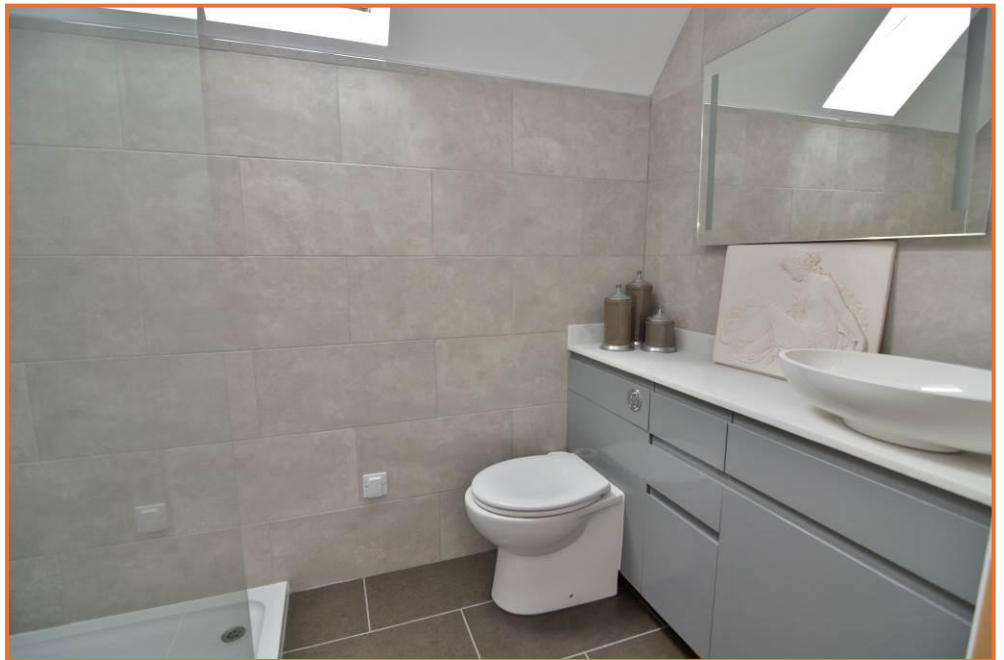








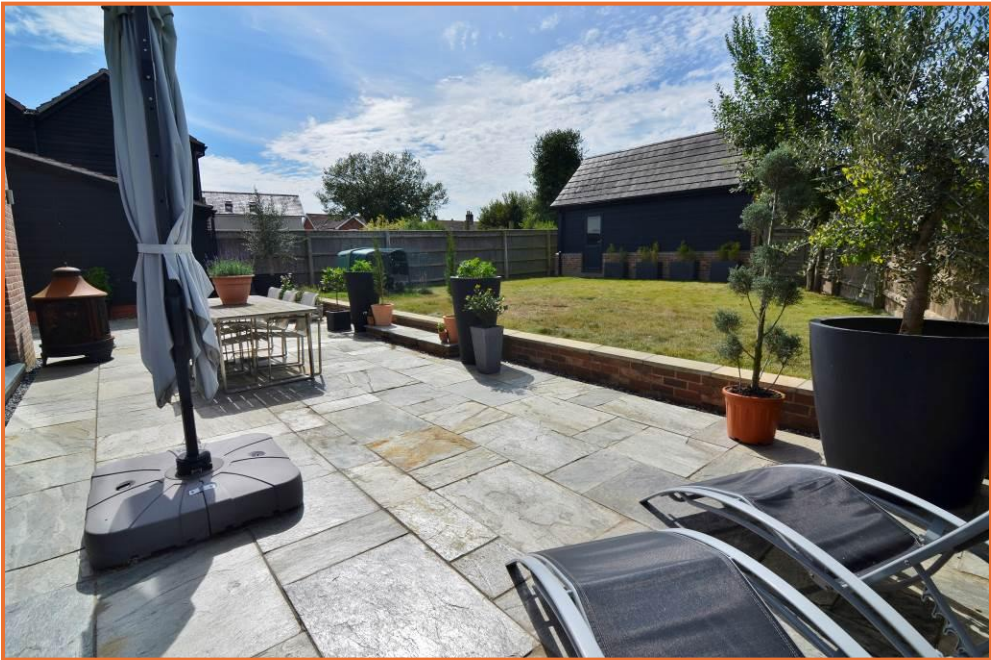












Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

