



37 Weir Place, Kirton, IP10 0QA

£310,000 FREEHOLD

Situated within the popular village of Kirton an extended semi-detached three-bedroom family home of traditional construction beneath a tiled roof.

In addition to the three bedrooms further accommodation consists of entrance hallway, cloakroom, lounge, kitchen/dining room/family room and a first floor bathroom.

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

Externally the property offers a pleasant enclosed rear garden with mainly westerly aspect and has a gate leading from parking area for two vehicles.

Kirton is a popular village location, located approximately five miles from the nearest main town of Felixstowe but also within close proximity of Newbourne, Waldringfield and Bucklesham in addition to the larger towns of Woodbridge and Ipswich.

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

COMPOSITE DOUBLE GLAZED ENTRANCE DOOR

Leading to :-

ENTRANCE HALLWAY 13' 4" x 8' 5" max reducing to 3' 2" (4.06m x 0.97m)

Split level staircase leading to first floor landing, under stairs storage, walk in storage/cloaks cupboard, further built in pantry style storage cupboard, radiator, doors leading to :-

CLOAKROOM 4' 5" x 3' 1" (1.35m x 0.94m)

Fitted with a white suite comprising low level WC, wash hand basin, tiled flooring, UPVC double glazed window to side aspect.

LOUNGE 14' 5" max reducing to 12' x 10' 10" (4.39m x 3.3m)

Radiator, UPVC double glazed window to front aspect.

EXTENDED OPEN PLAN KITCHEN/DINING/FAMILY ROOM 19' 8" max x 18' 3" max (5.99m x 5.56m)

Consisting of :-

KITCHEN/DINING AREA 19' 8" x 8' 8" (5.99m x 2.64m)

Fitted comprising a single drainer sink unit with mixer taps and cupboard under, fitted drawers, cupboards, units and work surfaces, integrated dishwasher, built in Neff four ring electric hob, fitted extractor hood, built in oven, part tiled wall surfaces, plumbing for automatic washing machine, integrated dishwasher, radiator and throughway leading into :-

FAMILY ROOM 11' 7" x 7' 8" (3.53m x 2.34m)

Radiator, UPVC double glazed window to rear aspect, UPVC double glazed french doors leading to outside.

FIRST FLOOR LANDING 10' 3" x 8' 6" max (3.12m x 2.59m)

UPVC double glazed window to side aspect, access to loft space, built in airing cupboard housing hot water cylinder, doors leading to :-

BEDROOM 1 11' 6" x 11' max reducing to 9' to face of wardrobes (3.51m x 2.74m)

Radiator, built in full length slide robe style wardrobes, also further built in double wardrobe, UPVC double glazed window to front aspect.

BEDROOM 2 11' x 9' 8" (3.35m x 2.95m)

Radiator, built in double width wardrobe/store area, UPVC double glazed window to rear aspect.

BEDROOM 3 8' 6" x 7' 1" (2.59m x 2.16m)

Radiator, UPVC double glazed window to front aspect.

BATHROOM 8' 9" x 8' 5" (2.67m x 2.57m)
Refitted featuring a four-piece suite comprising panel bath with side mixer taps, low level WC, wash hand basin with mixer taps and storage cupboards and drawers beneath, separate shower cubicle with shower inset and adjacent screen, tiled flooring, fully tiled wall surfaces, heated towel rail/radiator, extractor fan, UPVC double glazed window to rear aspect.

OUTSIDE
The property is situated in Weir Place within the village of Kirton, a cul-de-sac being set close to Bucklesham Road.

To the rear of the property is an established garden extending to 42' in depth (reducing to 33' x 26'). The garden is laid partly to lawn, has a patio/terrace, an outside tap and external light and has a gate allowing access from rear parking area.

Also within the rear garden is a brick built store and further log cabin style storage shed/workshop.

To the front of the property is a garden laid mainly to lawn which is enclosed by fencing, there is also a side access gate.

COUNCIL TAX
Band 'B'







