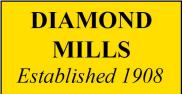


17 Grays Orchard, Kirton, Ipswich, IP10 0RE £425,000 FREEHOLD



An established detached four bedroom family house with three reception rooms set on a wonderful plot of nearly a quarter of an acre in a lovely tucked away position in a quiet close in the popular village of Kirton. The house was built in 1975 and although some improvements have been carried out, it would benefit from some further updating.

#### **COVERED ENTRANCE**

#### **HALL**

The stairs rise to the first floor. Two cupboards and a further cupboard housing the gas fired warm air heating system.

### **SITTING ROOM (N,E&W)**

 $20' \times 12'$  (6.1m x 3.66m) The focal point of the room is a stone fireplace with electric fire.

#### **DINING ROOM (W)**

9' 3" x 8' 6" (2.82m x 2.59m) With serving hatch to the kitchen. There is a return door to the hall, sliding doors to the sitting room and sliding glazed external door to the patio.

### KITCHEN (S&W)

11' 9" x 8' 6" (3.58m x 2.59m) Fitted with a range of wall and base units and an inset stainless steel sink unit with single drainer. The appliances include a Stoves gas hob and a Stoves oven. There is plumbing for a washing machine and a dish washer. Half glazed external door.

### **CLOAKROOM (S)**

5' 6" x 2' 9" (1.68m x 0.84m) Fitted with a two piece suite comprising low level WC and wash basin.

### STUDY (S)

 $12' \times 7' 9''$  (3.66m x 2.36m) There is some fitted shelving in the study.

#### **LANDING**

There are two accesses to the loft. The airing cupboard housing the hot water cylinder and fitted immersion heater is on the landing.

### **BEDROOM (N&E)**

 $11' \times 14' \, 9'' \, (3.35 \text{m} \times 4.5 \text{m})$  With fitted wardrobe cupboards and dressing tables.

### **BEDROOM (N&W)**

8' 6" x 12' 9" (2.59m x 3.89m) With built in wardrobe cupboard.

### BEDROOM (S)

 $\overline{11' \times 8' 9''}$  (3.35m x 2.67m) With built in wardrobe cupboards.

### **BATHROOM (W)**

 $9' \times 5'$  6" (2.74m x 1.68m) Plus shower recess. Fitted with a 4 piece suite comprising panel bath, shower, low level WC and vanity uunit with wash basin.

### **BEDROOM (S&W)**

 $8'\,9''\,x\,8'\,6''$  (2.67m x 2.59m) This room is currently used as an office.

# **OUTSIDE**

The property is approached over a block paved drive which provides off road parking in front of the garage.

# **DOUBLE GARAGE**

16' 9" x 15' (5.11m x 4.57m) With up and over door, power and light and courtesy door to rear.

## THE GARDENS

The front garden is liad to lawn with various shrubs.

The rear garden faces West and is again laid to lawn. There is a patio immediately to the rear of the house.

To the South of the house there is a gravel area, a shed and a greenhouse.

Beyond the lawn to the rear there is an old orchard and a former kitchen garden.

The Whole plot extends to nearly a quarter of an acre.

### **ENERGY PERFORMANCE CERTIFICATE**

The current EPC is D(62) with a potential of B(83) valid until January 2035

# **COUNCIL TAX BAND**

F

# **AGENTS NOTE**

**DIAMOND MILLS & CO**. have not tested any electrical systems, appliances, plumbing or heating systems and cannot testify that they are in working condition.

### **VACANT POSSESSION ON COMPLETION**

### **VIEWING**

By prior appointment with the vendors agents - **DIAMOND MILLS & CO. (01394) 282281.** 















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 $\label{eq:Total Area: 154.3 m^2 ... 1660 ft^2} Total Area: 154.3 m^2 ... 1660 ft^2$  All measurements are approximate and for display purposes only