



17 Grays Orchard, Kirton, Ipswich, IP10 0RE

£425,000 FREEHOLD

**DIAMOND
MILLS**

Established 1908

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' x 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' x 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' x 14' 9" (3.35m x 4.5m) 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)

11' x 8' 9" (3.35m x 2.67m) With built in wardrobe cupboards.

BATHROOM (W)

9' x 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 unit 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 laid 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

E

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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Total Area: 154.3 m² ... 1660 ft²

All measurements are approximate and for display purposes only