



**50 Meadowlands, Kirton, Ipswich, IP10 0PP**

**£400,000 FREEHOLD**

**DIAMOND  
MILLS**  
*Established 1908*



**An extended four bedroom detached family house on a corner plot with an additional parcel of garden on the popular Meadowlands development in the sought after village of Kirton. In addition to the bedrooms there is a bathroom, two reception rooms, a conservatory, kitchen and cloakroom. Off road parking and garage. Some updating required. No onward chain.**

#### **ENTRANCE HALL**

With doors to the staircase hall and garage.

#### **STAIRCASE HALL (N)**

The stairs rise to the first floor. There is a radiator and a Northern leaded light. A door leads to the inner hall.

#### **INNER HALL**

9' 6" x 7' 9" (2.9m x 2.36m) This hall opens into the dining room and kitchen. Under stairs cupboard.

#### **CLOAKROOM (W)**

6' 6" x 3' (1.98m x 0.91m) Fitted with a two-piece suite comprising low level WC and wash basin. There is a radiator in the cloakroom.

#### **KITCHEN (E)**

10' x 9' 6" (3.05m x 2.9m) Fitted with a range of wall and base units and an inset stainless steel sink unit with single drainer. The appliances include a Beko double oven and an Indesit hob. There is also plumbing for a washing machine and a built in cupboard.

#### **SITTING ROOM (S)**

12' 9" x 14' 6" (3.89m x 4.42m) There is a radiator in the sitting room and sliding glazed external door to the South.

#### **DINING ROOM (N)**

16' 5" x 9' (5m x 2.74m) There is a radiator in this room and a glazed door into the conservatory.

#### **CONSERVATORY (E)**

9' 6" x 5' (2.9m x 1.52m) Of half glazed construction under a polycarbonate roof. Half glazed external doors.

#### **GARAGE**

17' x 8' (5.18m x 2.44m) With up and over front door and courtesy door to entrance hall. Power and light connected.

#### **OUTSIDE**

Immediately to the rear of the house is a terrace with a path leading past a shrubbery to the lawn. The rear garden is partly walled and has mature shrubberies and hedging. The rear garden is very private. A pedestrian gate leads to a path past the East of the house to the front garden. There is an external water tap. There is an additional parcel of garden to the East which is laid to lawn with shrubs and trees. This area would accommodate an extension to the house if desired and subject of course to the necessary planning permission.



### **AGENTS NOTE**

The sale of this property is subject to grant of probate.

### **ENERGY PERFORMANCE CERTIFICATE**

The current EPC rating is D (64) with a potential of B(81) which is valid until April 2035

### **COUNCIL TAX BAND**

D

### **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**

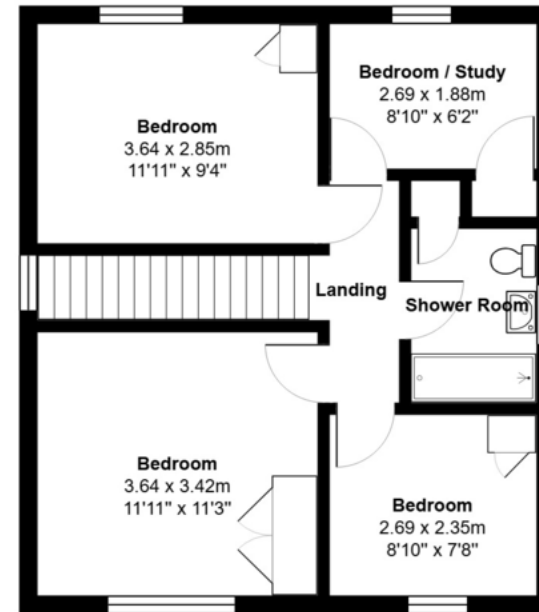
By prior appointment with the vendors agents -  
**DIAMOND MILLS & CO. (01394) 282281.**











Total Area: 123.8 m² ... 1333 ft²