



**10 Burnt House Lane, Kirton, Ipswich, IP10 0PZ**

**£300,000 FREEHOLD**

**DIAMOND  
MILLS**

*Established 1908*



**An established detached bungalow requiring restoration and modernisation set in mature gardens in a very desirable location in the popular village of Kirton. The existing accommodation includes a living room, kitchen, two bedrooms, a bathroom and a dining room which could be used as a third bedroom. There is off road parking and a South facing rear garden.**

#### **HALL**

There are two radiators in the hall.

#### **LIVING ROOM (S&W)**

23' 6" x 12' (7.16m x 3.66m) There is a gas fire and a radiator in this room and a sliding glazed door leading out to the patio.

#### **KITCHEN/DINING AREA (W)**

12' x 11' 9" (3.66m x 3.58m) With a range of fitted wall and base units and a radiator. This room is open into the cooking area of the Kitchen.

#### **KITCHEN (S)**

8' 1" x 7' 10" (2.46m x 2.39m) With fitted base units and an inset stainless steel sink unit with double drainer. There is a gas cooker point in the kitchen and a gas fired boiler.

#### **BEDROOM (N)**

11' 9" x 10' (3.58m x 3.05m) plus bay There are fitted wardrobe cupboards along one wall. Radiator.

#### **BEDROOM (N)**

12' x 10' (3.66m x 3.05m) plus bay with fitted wardrobe cupboards along one wall. Radiator.

#### **DINING ROOM/BEDROOM 3 (E)**

12' x 10' (3.66m x 3.05m) There is a radiator in this room.

#### **BATHROOM (S)**

7' 10" x 7' 8" (2.39m x 2.34m) Fitted with a three-piece coloured suite comprising panel bath with electric shower over, pedestal wash basin and low-level WC. There is a radiator in the bathroom.

#### **LEAN-TOO CONSERVATORY (N&S)**

13' x 10' 6" (3.96m x 3.2m) With doors front and rear.

#### **OUTSIDE**

There is off road parking to the North and West of the bungalow. There are gardens front and rear.

The rear gardens face South. Immediately to the rear of the bungalow is a terrace and set in the gardens is a pergola and a shed.



### **ENERGY PERFORMANCE CERTIFICATE**

The current EPC rating is E (54) with a potential of B (84) which is valid until May 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.**

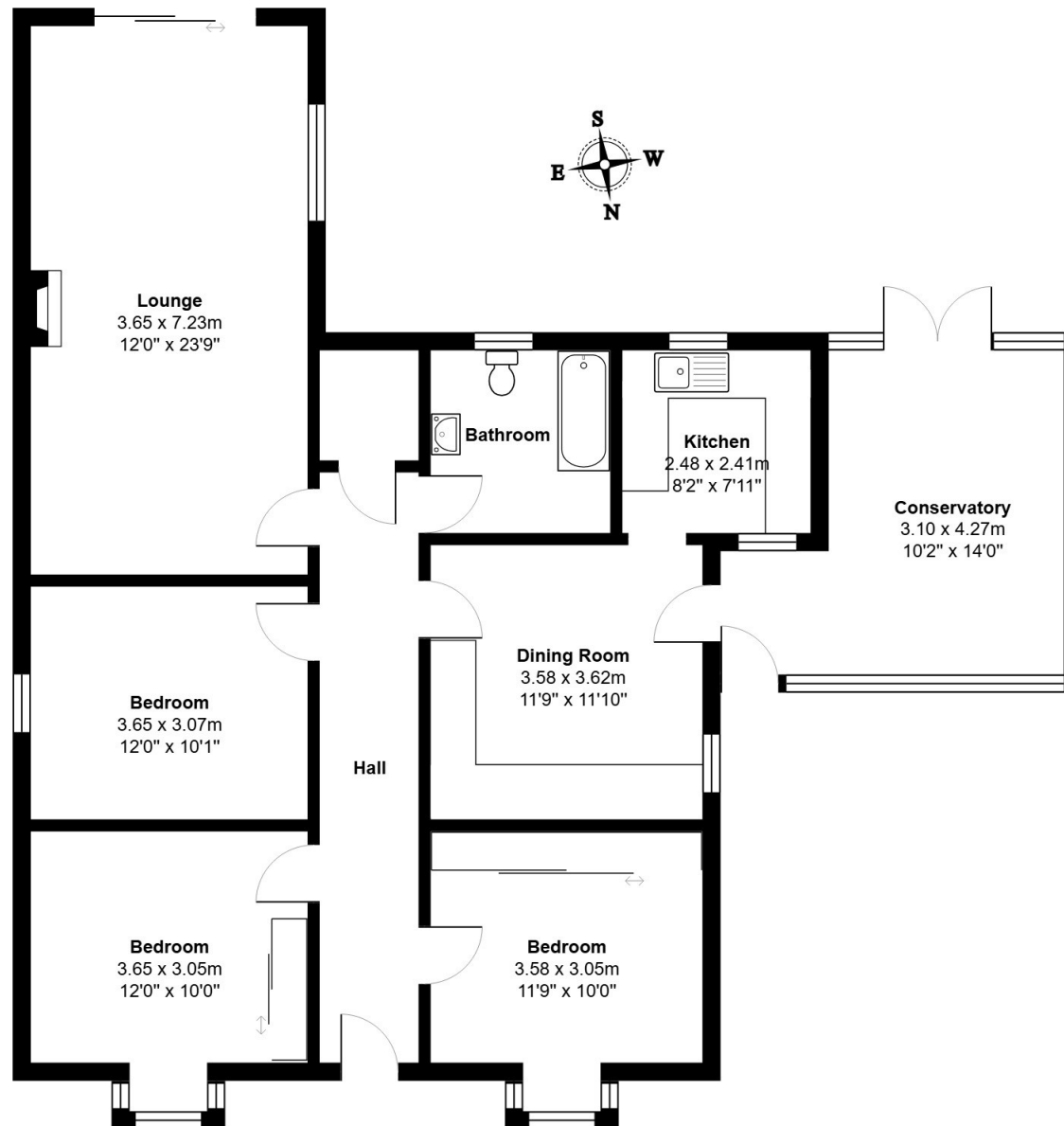
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Total Area: 120.5 m<sup>2</sup> ... 1297 ft<sup>2</sup>