



**12 Alley Road, Kirton, Ipswich, IP10 0NN**

**£410,000 FREEHOLD**

**DIAMOND  
MILLS**  
*Established 1908*

**This beautifully extended and well-appointed 4-bedroom Kirton home offers the perfect blend of space, style, and modern convenience—ideal for growing families or those who enjoy entertaining.**

**Boasting four generously sized bedrooms and two bathrooms, the property provides flexible living across a spacious and thoughtfully designed layout. At its heart is a stunning open-plan kitchen/dining area, featuring underfloor heating, integrated appliances, and a stylish range-style cooker—perfect for everyday living and special occasions alike.**

**The inviting 20ft lounge offers ample natural light and warmth from a charming gas-fired log burner, with French doors opening directly onto the garden. A second versatile reception room provides options for a formal dining room, additional sitting area, or home office.**

**Externally and in addition to the beautiful garden to the rear aspect, the front aspect offers off street parking comfortably for three vehicles in addition to a larger than average pitched roof brick built garage.**

**Alley Road is a small lane leading from Falkenham Road which is the main road from Kirton Green heading towards Falkenham.**

**The village is a popular residential location being not overly large in size but affording many pleasant rural walks whilst still being only approximately five miles from Felixstowe's main town centre and under ten miles from the county town of Suffolk, Ipswich.**

**Being rarely available to the market an internal inspection is advised to fully appreciate the accommodation on offer**

**OAK ENTRANCE DOOR WITH LEADED INNER PANEL AND DOUBLE GLAZED SIDE PANELS LEADING TO**

**ENTRANCE PORCH 6' 2" X 3' 9" (1.88M X 1.14M)**

Tiled flooring, oak panelled door with bevelled glass panel leading to:-

**RECEPTION ROOM (2) 12' 5" X 12' 2" (3.78M X 3.71M)**

A flexible use room to be an additional sitting room or separate dining room. Oak flooring, radiator, staircase leading to first floor landing, doors leading into kitchen / dining room and into: -

**LOUNGE 20' 3" X 12' 9" (6.17M X 3.89M)**

Radiator, plastered chimney breast with gas fired log burning stove inset. Four wall lights, double glazed windows to each of front, rear and side aspects. Large wood grain effect UPVC double glazed French doors leading to outside.

**KITCHEN / DINING ROOM 15' 6" X 12' 9" (4.72M X 3.89M)**

A greatly extended room featuring a fitted kitchen with part under floor heating. Single drainer sink unit with cupboards under. A range of fitted drawers, cupboards, units and work surfaces. Integrated dish washer. Concealed LED display lighting. Range style cooker which we understand from the vendor will be remaining with the property, tiled splash back and matching extractor hood. Space for American style fridge / freezer. Radiator, tiled flooring, double glazed window to side aspect, door leading to: -

**UTILITY ROOM 10' 3" X 5' (3.12M X 1.52M)**

Comprising a single drainer sink unit with cupboards under. Plumbing for automatic washing machine, space for tumble dryer. Concealed Baxi combination boiler serving hot water supply and central heating. Tiled flooring, radiator, double glazed window to rear aspect, doors leading to outside and also to: -

**GROUND FLOOR SHOWER ROOM 6' 6" X 5' (1.98M X 1.52M)**

A modern fitted shower room featuring a double width shower cubicle with shower inset. Low level WC, wash hand basin with mixer taps. Tiled flooring, fitted shelving, double glazed window to rear aspect.

**FIRST FLOOR LANDING 9' 8" X 3' 3" (2.95M X 0.99M)**

Access to loft space, large built in airing / storage cupboard, doors leading to:-

**BEDROOM ONE 11' 9" PLUS RECESS (5") X 11' 5" (3.58M X 3.48M)**

Radiator, double glazed windows to each of rear and side aspects:-

**BEDROOM TWO 12' 9" X 11' 2" (3.89M X 3.4M)**

Radiator, double glazed windows to each of front and side aspects:-

**BEDROOM THREE 10' 5" X 8' 8" (3.18M X 2.64M)**

Radiator, double wardrobe, double glazed window to rear aspect:-

**BEDROOM FOUR 12' 7" X 8' 7" (3.84M X 2.62M)**

Ornamental fireplace, radiator, fitted shelving, double wardrobe, double glazed window to front aspect:-

**BATHROOM 8' 2" X 5' 8" (2.49M X 1.73M)**

Fitted with a four piece suite and comprising panelled bath with mixer taps and shower attachment. Low level WC, wash hand basin with storage cupboards beneath. Separate shower cubicle with shower inset. Heated towel rail / radiator, extractor fan.

**OUTSIDE**

**FRONT GARDEN** The property stands slightly recessed from Alley Road and to the front aspect has a driveway / standing area comfortably enabling off street parking for three vehicles. The garden also has hedging and external lighting and has access to the garage.

**GARAGE** 21' x 11' 4" (6.4m x 3.45m) A detached brick-built garage with pitched roof. Whilst not "double" in size the garage is considerably larger than a standard single, has light and power connected, up and over door, a window to the front aspect (not double glazed) and a door allowing access to the rear garden.

**REAR GARDEN**

To the rear of the property is an extremely pleasant, established and well-maintained garden which is un-overlooked. Being mainly laid to lawn the garden also offers a wide variety of established but well pruned shrubs / borders and a patio area. The garden is enclosed by fencing, has a gate allowing access from the front garden and also has a paved pathway, patio / terrace, external lighting and an outside cold water tap.

**ENERGY PERFORMANCE CERTIFICATE**

The current energy performance rating is C (71) with a potential rating of A (102) and the current energy performance certificate is valid until 25th June 2030.

**COUNCIL TAX BAND**

Band B.

**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**

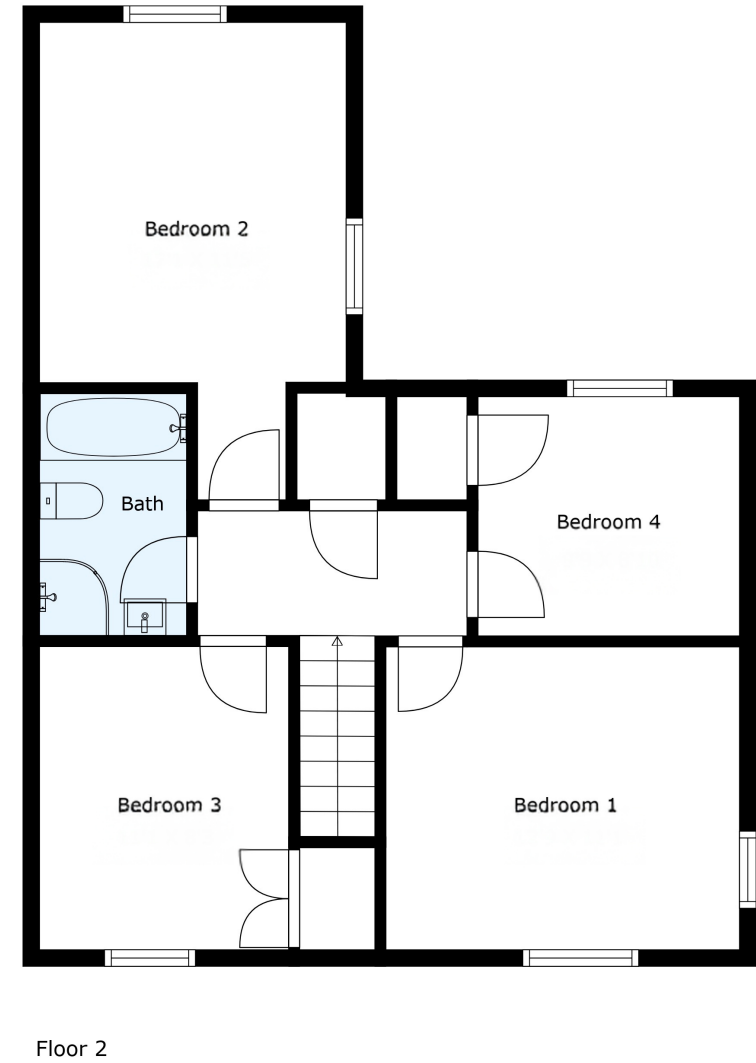
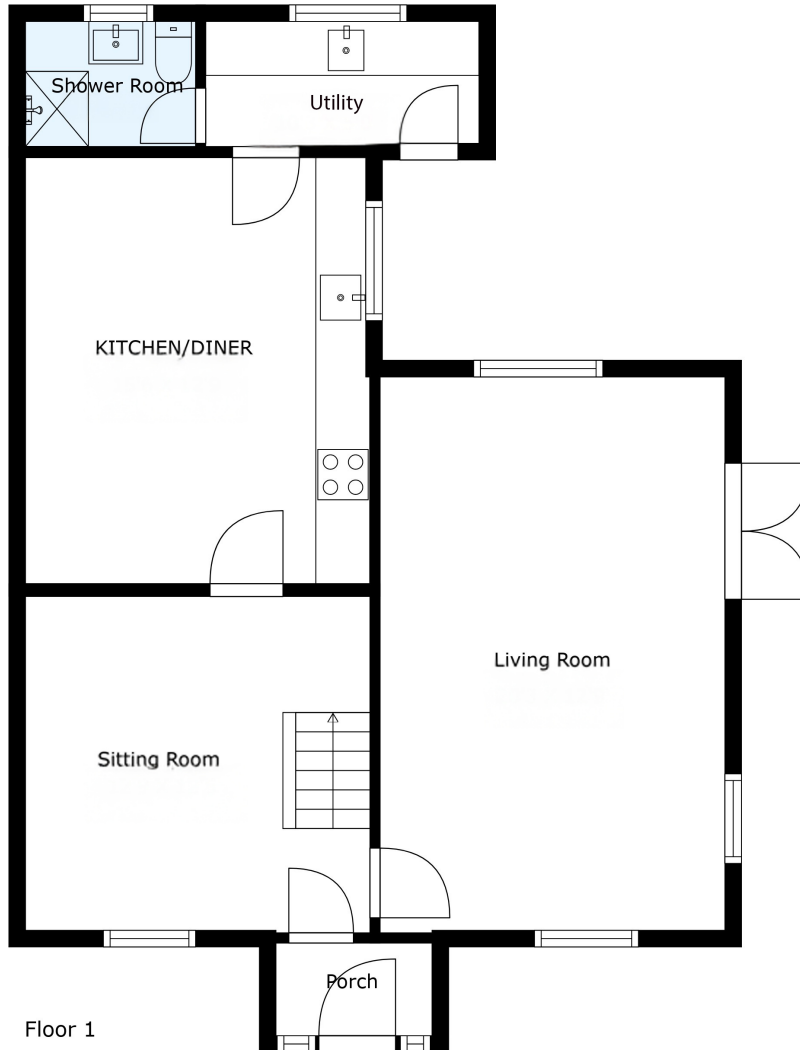
**VIEWING**

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

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Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.