



40 Meadowlands, Kirton, Ipswich, IP10 0PP

£340,000 FREEHOLD

**DIAMOND
MILLS**

Established 1908

An established detached three-bedroom bungalow with a conservatory and rear garden close to fields in the popular village of Kirton.

COVERED PORCH

With entrance door to hall.

HALL

There is a cupboard housing the gas fire boiler in the hall and there is access to a partly boarded loft void. Radiator.

LIVING ROOM (W)

14' 9" x 10' 9" (4.5m x 3.28m) The focal point of the room is the fireplace with electric fire. There is a radiator in this room.

KITCHEN (N)

10' 9" x 6' 6" (3.28m x 1.98m) Fitted with a range of wall and base units and an inset one and a half bowl sink unit with single drainer. The appliances include a Bosch ceramic hob, Bosch microwave and a Hotpoint oven. There is a radiator in the kitchen and plumbing for a washing machine. External door.

BEDROOM (W)

9' x 11' (2.74m x 3.35m) A double room with a radiator.

BEDROOM (E)

11' x 9' 3" (3.35m x 2.82m) Fitted with a range of bedroom furniture and a vanity unit with wash basin. There is a radiator in this bedroom.

BEDROOM (N & E INTO CONSERVATORY)

10' 9" x 9' 3" (3.28m x 2.82m) This bedroom is currently used as a dining room and there is a sliding glazed door into the conservatory. There is a radiator in this bedroom.

BATHROOM (S)

8' 3" x 5' 6" (2.51m x 1.68m) This is a wet room with shower unit, vanity unit with wash basin and low-level WC. There is a towel rail/radiator in this room and an extractor.

CONSERVATORY

12' x 9' 3" (3.66m x 2.82m) With radiator and external glazed doors.

GARAGE

16' 6" x 8' 3" (5.03m x 2.51m) With up and over front door, courtesy door and power and light connected.

OUTSIDE

The bungalow is set well off the road and there are gardens to the West.

The drive leads in from the West and there is ample parking for two cars on the drive in front of the garage.

The rear gardens extend away to the East and are laid to lawn with various shrubs. There is a timber/felt garden shed.

The rear garden backs close to fields.

ENERGY PERFORMANCE CERTIFICATE

The current EPC rating is D (65) with a potential of B (86) with is valid until July 2035

COUNCIL TAX BAND

C

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.

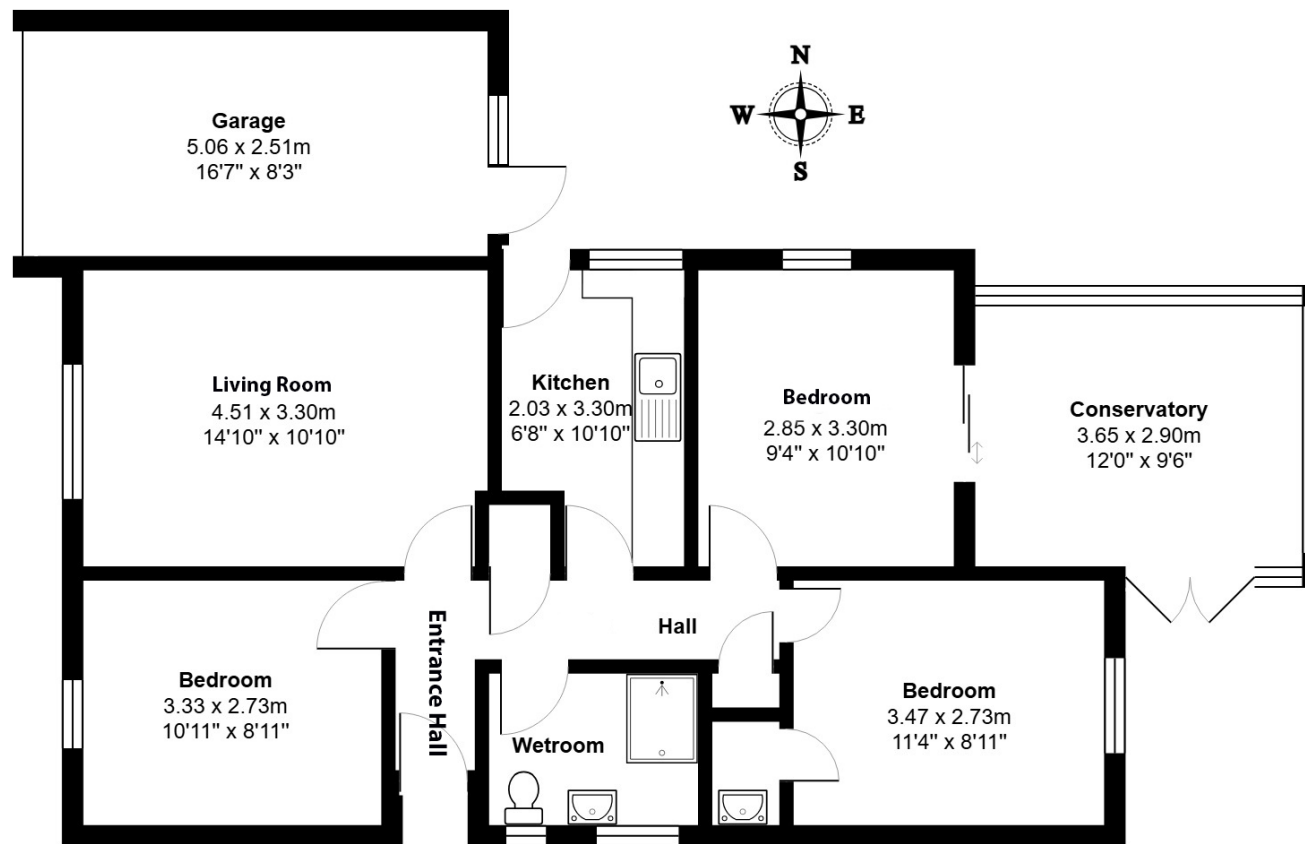
VACANT POSSESSION ON COMPLETION

VIEWING

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







Total Area: 89.0 m² ... 957 ft²