



11 Paddock Close, Kirton, Suffolk, IP10 0FL

£325,000 FREEHOLD

**DIAMOND
MILLS**

Established 1908

An immaculately presented modern semi-detached house built by Taylor Wimpey in 2016 with three bedrooms, two bathrooms, a cloakroom, living room and kitchen/dining room. The house is situated in a close in the popular village of Kirton and benefits from having a South facing rear garden with open aspect, off road parking and a garage which has been converted into a storeroom and a music room.

COVERED PORCH

Entrance door to Hall.

ENTRANCE HALL

There is a radiator in the hall, and the stairs rise to the first floor from here.

CLOAKROOM

6' 00" x 3' 3" (1.83m x 0.99m) Fitted with a two-piece white suite comprising pedestal wash basin and low-level WC. There is a radiator in the cloakroom and an extractor.

UNDER STAIRS CUPBOARD

With space for Hoover etc.

LIVING ROOM

13' 9" x 12' 00" (4.19m x 3.66m) A good sized reception room with window to front and a radiator.

KITCHEN DINER

15' 6" x 9' 3" (4.72m x 2.82m) Contemporary kitchen diner fitted with a range of handleless wall and base white gloss units and an inset one and a half bowl stainless steel sink unit with single drainer. Laminate work tops. The appliances include a gas hob, an oven and filter hood. Other appliances include a dish washer and a washer/dryer. There is a radiator in this room, an extractor and glazed external doors out onto the rear garden.

FIRST FLOOR LANDING

There is access to the loft void from the landing.

BEDROOM 1

9' 9" x 9' 3" (2.97m x 2.82m) With built in wardrobe cupboard, radiator and door to the en-suite shower room.

ENSUITE SHOWER ROOM

5' 9" x 5' 6" (1.75m x 1.68m) Fitted with a three piece suite comprising shower, pedestal wash basin and low level WC. There is a radiator in this room and an extractor.

BEDROOM 2

10' 9" x 8' 6" (3.28m x 2.59m) This room enjoys a Southerly open aspect to the rear. Radiator.

BEDROOM 3

11' 6" x 6' 6" (3.51m x 1.98m) Another room with an open outlook to the South. Radiator.

BATHROOM

6' 6" x 5' 6" (1.98m x 1.68m) Fitted with a white suite comprising panel bath with shower over, pedestal wash basin and low-level WC. This bathroom also has a radiator in it and an extractor.

OUTSIDE

The small front garden is landscaped, and a path leads to the front door.

The south facing rear garden is fully enclosed by fencing. Immediately to the South of the house is a paved terrace beyond which is an artificial lawn. There is a pedestrian gate leading to the parking area and a courtesy door providing access to the garage.

OFF ROAD PARKING

There is off road parking beside the house for two vehicles (or three small ones) in front of the garage.

GARAGE

17' 9" x 9' 3" (5.41m x 2.82m) Converted into a music room and a small storeroom at the front. Light and power connected.

ENERGY PERFORMANCE CERTIFICATE

The current EPC rating is B (84) with a potential of A (96) which is valid until 23rd November 2027.

COUNCIL TAX BAND

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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.

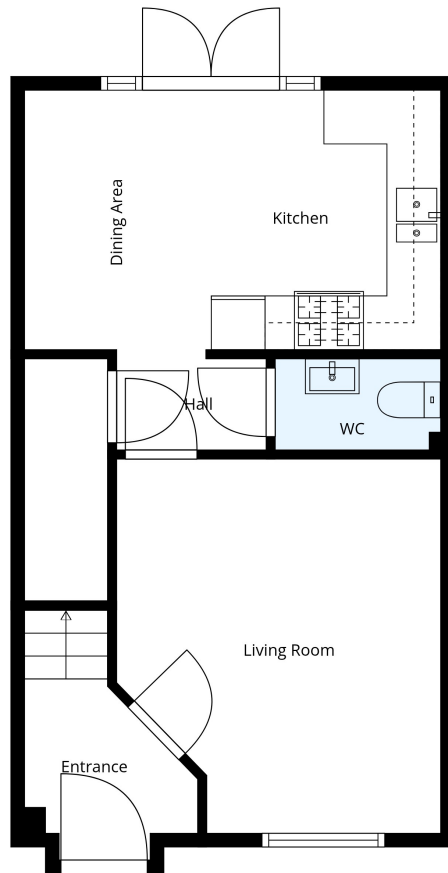
VACANT POSSESSION ON COMPLETION

VIEWING

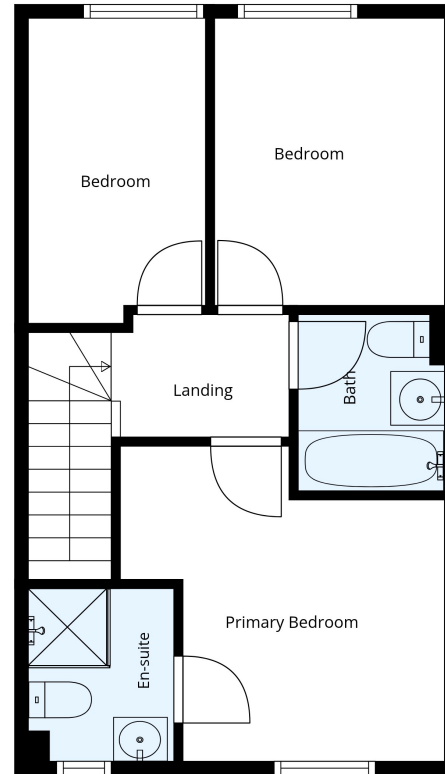
By prior appointment with the vendors agents -
DIAMOND MILLS & CO. (01394) 282281.







Floor 1



Floor 2



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