



THE
LARK
PARTNERSHIP

Kirton | Suffolk

STYLISH AND VERSATILE LIVING

Located in a quiet village on the beautiful Felixstowe peninsula, this stylishly extended 1960s home offers versatile accommodation, modern finishes and a generous private garden. The property features a welcoming hall, bright sitting room, well-equipped kitchen and a superb dining room with French doors to the garden. The spacious principal bedroom includes an en-suite shower room, complemented by two further double bedrooms (one with en-suite cloakroom) and a modern shower room.

Outside, the L-shaped garden provides a private retreat with decking, mature planting, shed with power and a summer house. Conveniently located close to local amenities, schools and excellent transport links, this home combines comfort, space and practicality.





This attractive brick-built home has been significantly improved since 2020, with a side and rear extension adding valuable living space including a utility room, dining room and a superb principal bedroom with en-suite shower room. The owner also purchased an additional section of garden from a neighbouring property, creating a wonderfully private and established outdoor space.

Stepping inside, the entrance hall is finished with panelled detailing and provides loft access with a fitted ladder. The loft itself is insulated and part-boarded. To the right, the sitting room is a bright and welcoming space, complete with plantation blinds. The heart of the home lies to the rear, where the kitchen offers a built-in oven and four-ring gas hob, sink, and space for a freestanding dishwasher, with a door opening to the garden. Leading off is the impressive utility room, a practical addition with built-in storage cupboards, worktop space, plumbing for a washing machine, room for a fridge/freezer, along with a door to the front for easy access.

The ground floor also accommodates three double bedrooms. One enjoys French doors to the garden, while the other benefits from its own en-suite cloakroom with WC, sink and heated towel rail. A separate shower room serves the rest of the accommodation, fitted with a cubicle, WC, sink and heated towel rail. The rear extension provides a superb dining room, perfect for entertaining, with French doors opening onto the garden. From here, a door leads through to the spacious principal bedroom, a large double complete with its own en-suite shower room.





"...this extended family home combines stylish design with versatile and modern living spaces..."



LOCATION

The property enjoys a delightful L-shaped garden, not overlooked and thoughtfully landscaped with well-established beds, shrubs and a pretty peach tree. A sunny patio sits directly outside the kitchen and dining room, providing the ideal space for morning coffee or evening drinks, while a decking area offers another perfect spot for outdoor dining or relaxing. The garden widens from approximately 15 feet near the house to around 40 feet at its furthest point, giving a wonderful sense of space. Practical outbuildings include a shed with power and a summer house offering potential for refurbishment.

The Felixstowe peninsula runs south from the county town of Ipswich between the Rivers Deben and Orwell down to the bustling port and seaside town at its southernmost tip. The beautiful open countryside is dotted with pretty villages, one of which, Kirton is mentioned three times in the Domesday Book.

Kirton shares its village school, Parish Council, village hall and most of its organisations with the neighbouring village of Falkenham. With a 14th century church, a Methodist chapel, a recreation ground and children’s play area, Kirton is a community-minded village. There is a Gardeners’ Club, Rainbows, Beavers, Cubs and Scouts; a bowls club, football club, toddler group, preschool, youth club, WI and much more. Well-connected, Kirton is two miles from Trimley station and near the A14. Ipswich town centre, with its shops, restaurants and mainline rail station, is within easy reach, while the nearby Suffolk countryside and coast are just a short drive away.



KEY INFORMATION

LOCAL SCHOOLS:

- Trimley St Martin Primary School approximately 0.8 miles, ated ‘Good’ by Ofsted.
- Trimley St Mary Primary School, 2 miles away, Ofsted rating of ‘Requires Improvement’.
- Bucklesham Primary School, 2.3 miles away , rated ‘Good’ by Ofsted.
- Ipswich Academy 4.5 miles away.
- Ipswich High School, 5 miles away in Woolverstone, a co-educational private school for day and boarding pupils aged 3 to 18.

LOCAL AUTHORITY:

East Suffolk Council
Council Tax Band C

TENURE:

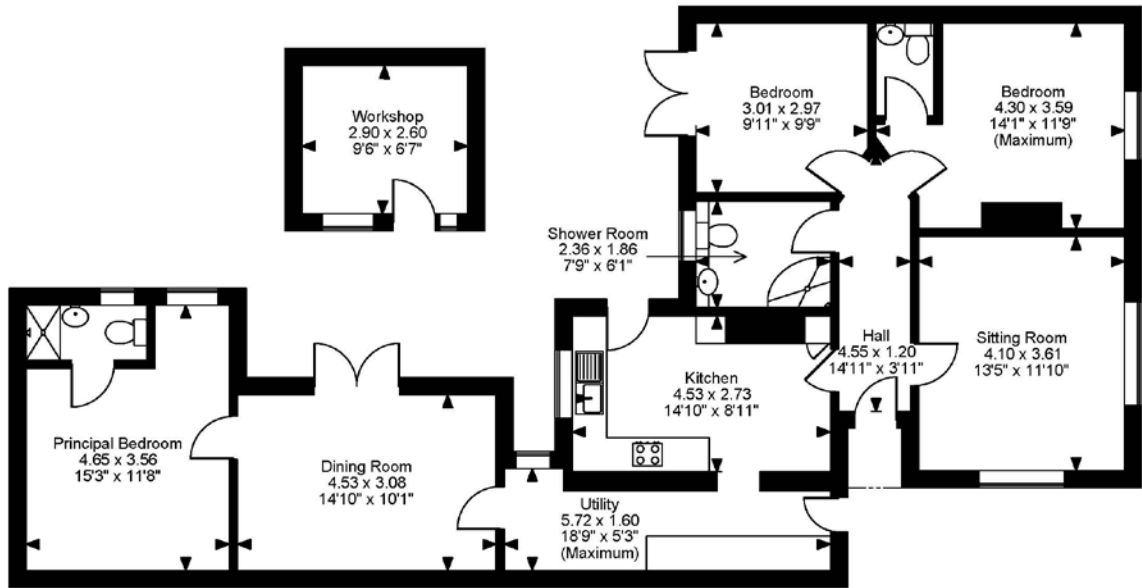
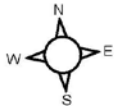
Freehold

SERVICES:

Heating Type	Gas Central Heating
Electricity	Mains
Water	Mains
Sewerage	Mains



Approximate Gross Internal Area
Main House = 1125 Sq Ft/105 Sq M
Workshop = 81 Sq Ft/8 Sq M
Total = 1206 Sq Ft/113 Sq M



Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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