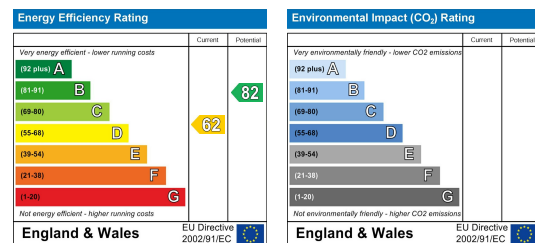




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 27 Weir Place, Kirton IP10 0QA

# £340,000

A SPACIOUS 4 bedroom semi-detached house situated in a cul-de-sac within the popular village of Kirton, 4 miles from Felixstowe's town centre and 7 miles to Ipswich. This EXTENDED house benefits from, gas central heating and double glazing, a fitted kitchen, utility, dining room, large lounge, EN-SUITE and family bathroom, off road parking, garage and rear garden.



### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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## 27 Weir Place, Kirton, IP10 0QA

### ENTANCE HALL:

Laminate flooring, radiator, large built-in storage cupboard, space under stairs, door off:

### LOUNGE: 14'5 x 10'8 (4.39m x 3.25m)

Double glazed window to front, laminate flooring, radiator, coved ceiling, electric feature fireplace with marble surround with wooden hearth.

### KITCHEN:

Double glazed window to rear. Range of fitted wall and base level units and drawers, work surfaces above, Belling integrated electric oven and four ring Hotpoint gas hob above and extractor hood, single sink drainer unit with tiled splash backs, space for appliances, tiled floor, BAXI combi boiler (fitted 2021) opening to:

### UTILITY ROOM: 10 x 8'5 (3.05m x 2.57m)

Double glazed window to rear aspect, tiled flooring, radiator, range of fitted wall and base level units and drawers, plumbing for washing machine and dishwasher, work surfaces above, double glazed door to outside. Door to garage.

### DINING ROOM: 9'4 x 8'7 (2.84m x 2.62m)

Double glazed doors to rear garden, laminate flooring, radiator and coved ceiling,

### GARAGE 21 x 9'5 (6.40m x 2.87m)

Insulated and boarded walls, fitted units, light and power connected, up and over door.

### 1st FLOOR LANDING:

Doors off, loft access, cupboard.

### BEDROOM ONE: 16'2 x 10 (4.93m x 3.05m)

Double glazed window to front, radiator, door to...

### EN-SUITE: 9 x 5'8 (2.74m x 1.73m)

Double glazed window to rear, shower cubicle, W.C, hand wash basin, part tiled walls, tiled floor and a radiator.

### BEDROOM TWO: 11'5 x 10'7 (3.48m x 3.23m)

Double glazed window to front and a radiator.

### BEDROOM THREE: 10'7 x 9'5 (3.23m x 2.87m)

Double glazed window to rear, built in wardrobe, cupboard and a radiator.

### BEDROOM FOUR: 8'5 x 7 (2.57m x 2.13m)

Double glazed window to front and a radiator.

### BATHROOM: 8'7 x 8'5 (2.62m x 2.57m)

Double glazed window to rear, bath with shower unit over, hand wash basin, W.C, towel radiator.

### OUTSIDE:

The front is paved for off road parking leading to an integral garage. Paving leads to the side with access to the rear via a gate.

To the rear the garden is mainly laid to lawn with patio area, shed, enclosed by panelled fencing with gate to rear, side access to front of property

### IPSWICH OFFICE:

7 Great Colman Street, Ipswich, IP4 2AA TO VIEW PLEASE CALL 01473 253366 or email [ipswich@hamilton-smith.com](mailto:ipswich@hamilton-smith.com)

