



£340,000
Meadowlands, Kirton, IP10



 **3**
Bedrooms

 **1**
Bathroom

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS |
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Wainwrights presents this attractive three-bedroom bungalow, set in a peaceful position with delightful gardens and ample parking.

The property features a welcoming hall, a bright living room with fireplace, and a well-equipped kitchen with Bosch and Hotpoint appliances. There are three bedrooms, one currently used as a dining room with direct access to the conservatory, plus a modern wet room.

Outside, the home offers a garage with power, driveway parking for two cars, and generous gardens to the front and rear. The extended rear garden backs onto fields, providing a private and pleasant outlook.

This versatile bungalow combines comfortable living with charming outdoor space, making it a fantastic opportunity for a range of buyers.

Outside front 15.00m x 13.00m (49' 3" x 42' 8")

The property is approached via a dropped kerb leading to a long driveway, providing off-road parking for 2-3 vehicles and access to the garage. A pathway runs along the front of the house towards the side gate and covered porch leading to the front door. The generous front garden is mainly laid to lawn with established flowerbeds, shrubs, and hedging, with an additional planted area to the side of the property.

Entrance hallway 2.10m x 0.80m (6' 11" x 2' 7") extending in an L shape for a further 3.5 m

Accessed via a fully glazed UPVC front door, the hallway includes a radiator, built-in storage cupboards (one housing the Vaillant Eco Tec 824 combi boiler), loft access, and carpeted flooring. Doors lead off to the principal rooms.

Lounge 4.70m x 3.30m (15' 5" x 10' 10")

A bright reception room with a large front-facing UPVC double glazed window, feature chimney breast with decorative fireplace and electric fire, carpeted flooring, radiator, and coving to ceiling.

Kitchen 3.30m x 2.01m (10' 10" x 6' 7")

Fitted with a range of base and wall units, complemented by blue granite-effect work surfaces with inset one-and-a-half bowl stainless steel sink and mixer tap. Appliances include a four-burner electric hob with extractor, integrated Hotpoint oven, Bosch microwave, with space and plumbing for a washing machine and fridge/freezer. Finished with part-tiled walls, wood-effect vinyl flooring, radiator, and coving to ceiling. A side aspect UPVC window and glazed door provide access to the outside.

Dining room/bedroom three 3.30m x 2.90m (10' 10" x 9' 6")

With a side aspect UPVC double glazed window, radiator, carpeted flooring, coving to ceiling, and sliding patio doors opening into the conservatory.

Conservatory 3.72m x 2.80m (12' 2" x 9' 2")

A versatile living space with UPVC French doors to the side, windows to three aspects, polycarbonate roof, decorative wood-effect LVT flooring, radiator, and ceiling fan with integrated lighting.

Master bedroom 3.47m x 2.72m (11' 5" x 8' 11")

A rear aspect double bedroom with fitted wardrobes, drawers, and overhead storage units. Includes an alcove with hand wash basin and storage below, partially tiled walls, radiator, carpet, and coving to ceiling.

Bedroom Two 2.73m x 3.34m (8' 11" x 10' 11")

Front aspect UPVC double glazed window, radiator, carpet, and coving to ceiling.

Shower Room 2.52m x 1.70m (8' 3" x 5' 7")

Designed as a wet room with Altro flooring, fully tiled walls, thermostatically controlled shower, vanity unit with inset basin, WC, chrome towel radiator, extractor fan, spotlights, and opaque UPVC windows to the side aspect.

Outside rear 13.00m x 13.00m (42' 8" x 42' 8")

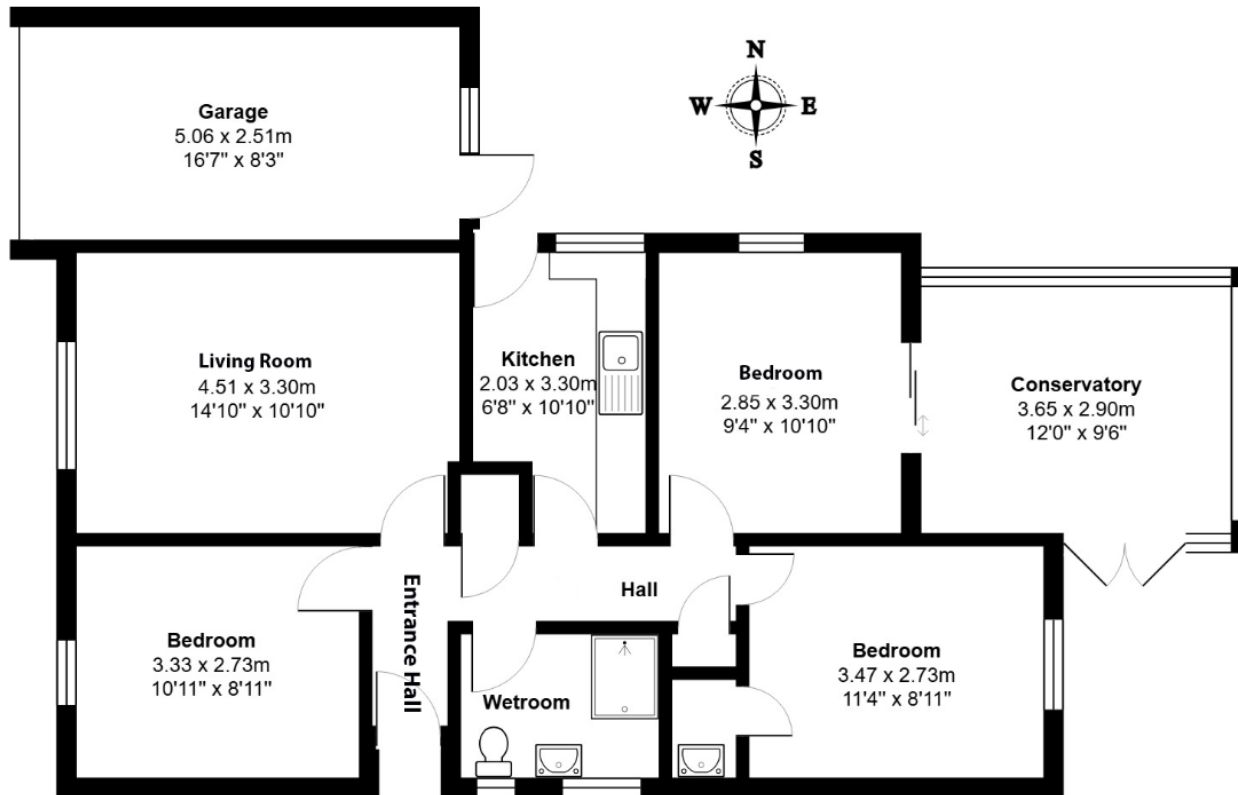
The generous rear garden enjoys an open aspect over fields and countryside, providing a high degree of privacy. It is mainly laid to lawn with patio seating area, planting beds with mature shrubs and trees, garden shed, and hedging to the rear. The side access features a paved pathway, additional planting, and pedestrian access to the garage. The garden faces south, offering excellent sunlight throughout the day.

Garage 5.06m x 2.51m (16' 7" x 8' 3")

With up-and-over door to the front, half-glazed timber door and window to the rear, concrete floor, power points, strip lighting, gas meter, and electrical consumer unit.

Additional Information

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Total Area: 89.0 m² ... 957 ft²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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