

Foxhall



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Bucklesham Road

Kirton, IP10 0PE

Price £325,000



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Summary continued

The house is on a wide plot which allows for the extra space adjacent to the garage for additional storage area and also allows for a wider than average concrete driveway with further potential for parking if required on what is now the front lawn.

The previous owners have thoroughly enjoyed living in this property since it was built in the late 1960's.

The property is in a superb location with fantastic views over farmland fields to the rear and as such is completely un-overlooked from the rear.

Now being sold with no chain involved the property is clean and tidy and could benefit from upgrading and modernisation. It offers superb potential for a side and/or rear extension subject to all the required necessary building regulations and planning consents.

The entire house is very light and airy courtesy of large replacement double glazed windows with an easterly facing kitchen and dining area being very sunny in the mornings and a westerly facing lounge which is lovely and sunny in the afternoons.

Kirton is a highly sought after village with a lovely community spirit with plenty of activities and a thriving social scene within the village.

Kirton is glad to still offer a pub and there is also a church with an active social side and an adjacent church hall which is only a few minutes walk away with excellent activities including Brownies, over 60s clubs, Scout group and quizzes.

There is an active Kirton Facebook group and also the Kirton Review Magazine in addition to the church and church hall and there is a very good farm shop just up the road at Trimley St Martin.

With local primary schools at Trimley St Martin and Bucklesham.

Additionally the property is ideal for anyone with young children or dogs, walking or mountain biking as there are a great selection of footpaths and bridal paths running in the fields behind which eventually lead down to the river in one direction and Newbourne in the other with some superb countryside and views to be enjoyed.

Also on Friday nights there is a fish and chip van which comes onto the green at Kirton. Furthermore access onto the A14 /A12 is within a 5 minute drive with Felixstowe itself being only a 10 minute drive away with its lovely beaches and host of coastal attractions. In the other direction Ipswich and Woodbridge are only 15 minute drives away in their respective directions.

This family home having been thoroughly enjoyed for over 55 years now awaits lucky new owners and we recommend an early internal inspection.

Front Garden

Enclosed via low brick wall being laid to lawn with flower/shrub borders, wide concrete driveway providing parking access for at least one large vehicle possibly two vehicles. There is certainly potential for more parking if somebody wanted to block pave or concrete over the front lawn.

This in turn leads to a garage.

Metal gate leads to the side area which is concrete and enclosed by panel fencing leading to the rear garden.

Garage

With an up and over door supplied with power and light, metal gate providing side access.

Entrance Hall

Double glazed front entrance door with glazed side panel through to reception hallway, stairs rise to first floor, access to a spacious under stairs storage cupboard, access through to the lounge/dining area in one direction and the kitchen in the other.

Lounge/Dining Area

12'10" x 11'11" (3.9270 x 3.6559)

Lounge - Westerly facing with a lovely big picture window to front making this very nice, light and sunny in the afternoons and there is an electric fire in a timber surround, radiator.

Kitchen/Breakfast Room

10'5" x 9'10" (3.1983 x 2.9983)

Older style kitchen but perfectly liveable and serviceable with single drainer sink unit, good selection of fitted units comprising base drawers, cupboards and eye level units, ample work surfaces, plumbing for a washing machine, radiator, window to rear (east) overlooking the garden making this a lovely sunny room in the early mornings.

Rear Hallway

Double glazed door leading to side garden and accessed from the kitchen.

Cloakroom/WC

WC and window to rear.

Internal Brick Built Storage Room

5'8" x 4'7" (1.7321 x 1.3983)

Supplied with both power and light and shelving and is a good size.

First Floor Landing

Door to cupboard which houses the Viessmann combi boiler (with a 10 year warranty running to 2028), radiator (so can be used as an airing cupboard), window to side and access to a large loft space.

Bedroom One

11'0" x 10'11" (3.3699 x 3.3335)

Radiator, built in cupboard with shelves and an additional fitted wardrobe with bi-fold doors and hanging rail, window to front.

Bedroom Two

11'9" x 11'5" (3.5858 x 3.4949)

Radiator, window to rear with superb views over open fields beyond the garden.

Bedroom Three

9'5" x 7'4" (2.8851 x 2.2574)

Good sized third bedroom with ample room for a single bed plus wardrobe and chest of drawers, radiator and window to front.

Bathroom

8'5" x 5'6" (2.5752 x 1.6828)

Bath, wash hand basin, WC, two windows to rear which is easterly facing making this a very sunny room in the early mornings, half tiled walls.

Loft

Pull down ladder, supplied with light and is extensively boarded.

Rear Garden

Laid to lawn, easterly facing being a real sun trap especially first thing in the morning enclosed by very well stocked flower and shrub borders and established tree, enclosed on two sides by panel fencing.

There is a 6ft x 4ft timber and glazed lean to potting shed (to remain), outside tap and concrete seating area immediately behind the house.

At the rear of the garden, accessed via two concrete steps, is an area of land which is an extra 6ft approx. of land backing onto the edge of the farmer's field. Other homeowners in adjacent properties have used this to put a bench out to sit and have a cup of tea or glass of wine overlooking the fields and what a superb location for that. This piece of land is not official and is not on the deeds and there is no official arrangement for it to be used. We understand also that the farmer will not allow any permanent structures on this part but certainly it is being enjoyed by most of the other homeowners in the adjacent properties (see photo).

Village of Kirton and Surrounding Area

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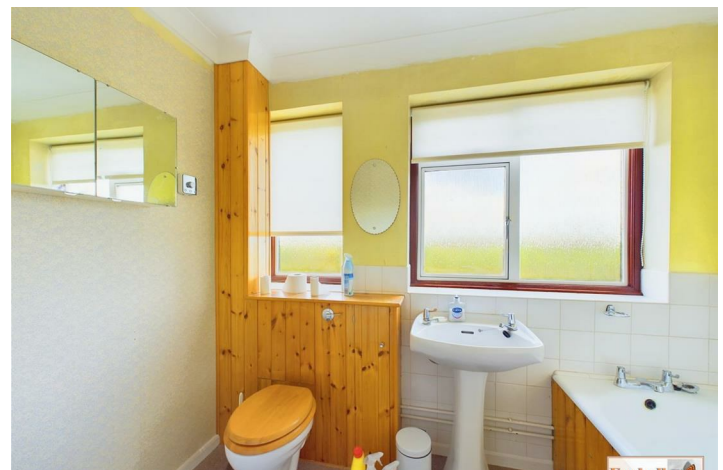
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Agents Note

Tenure - Freehold

Council Tax Band - C

There is an extra piece of concreted area immediately to the front of the garden. This is a potential informal parking area and again we do not believe this to be official or on the deeds but certainly can be used. We understand that this is communal and that the new owners of this property will not necessarily have a right to park there themselves.







Road Map



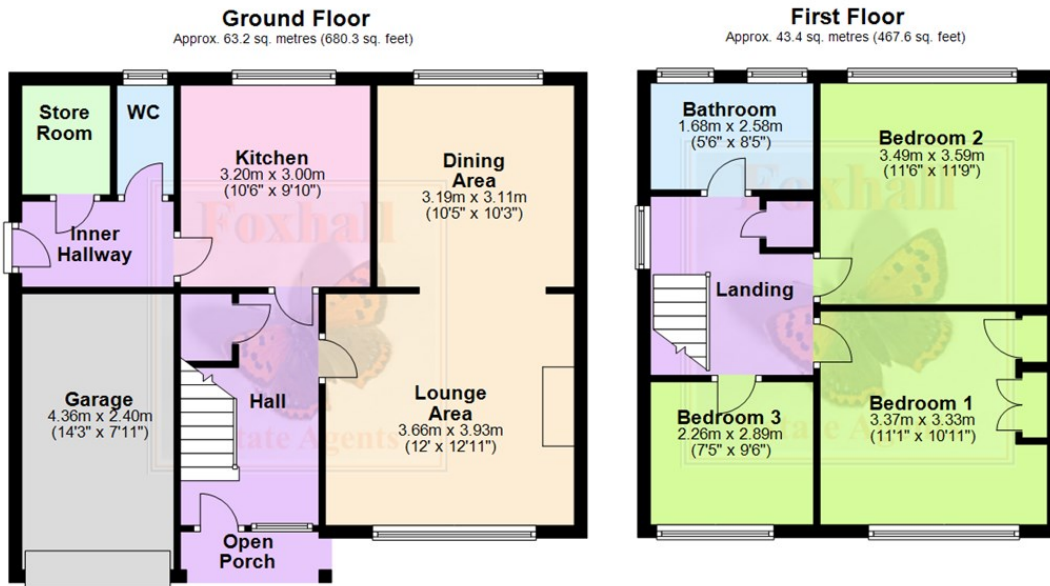
Hybrid Map



Terrain Map



Floor Plan

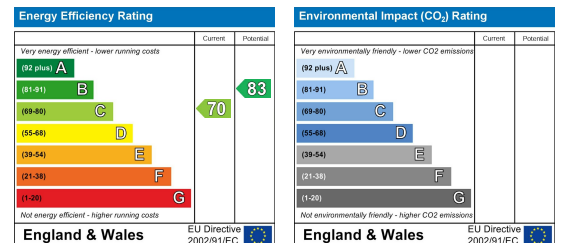


Total area: approx. 106.6 sq. metres (1147.9 sq. feet)

Viewing

Please contact us on 01473 721133 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.