



Connells
FOR SALE

Connells

Land Adj Meadowlands
Kirton Ipswich



Property Description

An Internal Viewing is Highly Recommended on this brand new Detached House located in the popular village of Kirton, this impressive executive style home benefiting from four bedrooms, en-suite to bedroom one, family bathroom, ground floor cloakroom, under floor heating to ground floor and zones heating to first floor, mitsubishi air source heat pump, Howdens Halesworth dust blue kitchen, utility room, open plan lounge, dining and kitchen areas, snug/office, drive providing off road parking, car vehicle charger, reaching views and 75 ft of rear garden.

Kirton is a village situated off the A14 road, about 4.5 km (2.8 mi) from Felixstowe and around 10 km (6.2 mi) from Ipswich. The closest train station to Kirton is Trimley. Trimley Railway Station links to Felixstowe and London Liverpool Street and many more destinations via the County Town of Ipswich.

Ipswich has a cutting-edge theatre and arts scene, many schooling facilities, cosy Suffolk pubs, and a vibrant community of independent stores. Ipswich also has the benefit of being home to a mainline railway station that gives direct access into London Liverpool Street, Cambridge, Norwich and many more destinations.

It also benefits from a rejuvenated waterfront Marina which boasts many restaurants, bars and cafes.

Felixstowe is a Port town in Suffolk and is located less than 2.5 miles away and is a seaside resort with traditional amusements, beaches, nature reserves, gardens, and historical attractions.

Entrance Hall

Accessed via double glazed entrance door, storage cupboard, stairs rising to the first floor, smooth ceiling with inset spotlighting, luxury wood effect flooring with under floor heating, cupboard housing boiler room and doors giving access to:

Cloakroom

Upvc double glazed window to front, enclosed w/c, heated towel rail, luxury vinyl wood effect flooring with under floor heating and vanity wash hand basin.

Lounge / Dining Area

29' x 15' 1" (8.84m x 4.60m)

Bi-Fold doors to side and rear giving access to gardens, smooth coved ceiling with inset spotlighting, a range of usb points, tv point, dual aspect upvc windows, vinyl wood effect flooring with under floor heating and access to:

Kitchen Area

15' x 12' (4.57m x 3.66m)

Howdens Halesworth Dust Blue Kitchen comprising of built in dishwasher, built in induction hob, with splash back and stainless steel extractor hood over, built in double oven, built in fridge freezer, 1 1/2 bowl sink with mixer tap inset in a solid oak work surface with cupboards and drawers under and matching above, a range of usb points, smooth ceiling with inset spot lighting and luxury wood effect flooring with under floor heating.

Utility Room

14' 6" x 6' 4" (4.42m x 1.93m)

Upvc double glazed window to side, luxury vinyl wood effect flooring with under floor heating, larder cupboard, space and plumbing for washing machine, space and plumbing for tumble dryer, smooth ceiling with inset spotlighting and extractor fan, single drainage stainless steel sink with mixer tap inset in a solid oak work top and double glazed door giving access to the rear garden.

First Floor Landing

Upvc double glazed window to front, smooth ceiling and doors giving access to:

Bedroom One

21' 10" x 10' 10" (6.65m x 3.30m)

Dual Aspect upvc double glazed windows, two radiators, usb point, television point, smooth ceiling and door giving access to:

En-Suite

8' 10" x 6' 5" (2.69m x 1.96m)

Dual velux window to rear, vanity wash hand basin with mixer tap, mira walk in shower with independent shower and rainfall shower head over, wood effect luxury vinyl flooring, heated towel rail, low level w/c, shaver and toothbrush point, smooth ceiling with inset spotlighting and extractor fan.

Bedroom Two

15' plus door recess x 14' 8" (4.57m plus door recess x 4.47m)

Upvc double glazed windows to rear and side with field views, radiator, tv point, usb point and smooth ceiling.

Bedroom Three

15' x 14' max (4.57m x 4.27m max)

Upvc double glazed window to front, dual aspect double glazed velux windows to sides, television point, radiator, usb point and smooth ceiling.

Bedroom Four

13' 3" x 8' 10" (4.04m x 2.69m)

Upvc double glazed window to rear giving field views, radiator, television point, usb point and smooth ceiling.

Family Bathroom

Double glazed velux window to front, vanity wash hand basin with mixer tap, enclosed w/c, shaped and panel bath with mixer, heated towel rail, smooth ceiling with inset spotlighting and extractor fan, vanity mirror with built in lighting, wood effect luxury vinyl tiled flooring.

Outside

To the front of the property is a spray tar pea

shingle hardstanding, accessed by dropped kerb, and giving access to the garden.

The garden is 75 ft with Indian sand stone patio area and walkways, outside power points, field views, laid to lawn with mature shrubs, mitsubishi air source heat pump, outdoor lighting and access to a further lawned area.





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This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: B

view this property online connells.co.uk/Property/ICH311265



Tenure: Freehold



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