



**57 Falkenham Road, Kirton, Ipswich, IP10 0NL**

**£285,000 FREEHOLD**

**DIAMOND  
MILLS**  
*Established 1908*

**Rarely Available Fully Refurbished Cottage in the Sought-After Village of Kirton**

A rare opportunity to acquire this beautifully refurbished two-bedroom cottage, tucked away in a peaceful location within the highly desirable village of Kirton. Finished to an exceptional standard throughout, this charming home seamlessly combines character with modern comforts, making it ideal for first-time buyers, downsizers, or those seeking a tranquil village lifestyle.

The property has undergone extensive refurbishment, including brand new windows, a new gas central heating boiler, and a stylish contemporary kitchen. The well-planned accommodation comprises an inviting entrance porch, a bright and spacious living area, a modern fitted kitchen, and a practical downstairs utility room with WC. Upstairs, there are two well-proportioned bedrooms and an impressive, generously sized bathroom featuring both a separate shower and a bath.

Outside, the property benefits from a garage, a large patio ideal for outdoor entertaining, and a generous lawned garden offering plenty of space to relax and enjoy the peaceful surroundings.

This delightful cottage is ready to move straight into and offers the perfect blend of village charm and modern living. Early viewing is highly recommended, as opportunities to purchase cottages of this quality in Kirton are rarely available.

**ENTRANCE HALL**

**LOUNGE**

12' 8" x 11' 4" (3.86m x 3.45m)

**DINING ROOM**

16' 0" x 7' 11" (4.88m x 2.41m)

**KITCHEN**

11' 9" x 12' 7" (3.58m x 3.84m)

**UTILITY ROOM/WC**

**BEDROOM**

12' 9" x 8' 0" (3.89m x 2.44m)

**BEDROOM**

7' 7" x 7' 11" (2.31m x 2.41m)

**BATHROOM**

**GARAGE**

8' 8" x 16' 4" (2.64m x 4.98m)

**OUTSIDE**

**ENERGY PERFORMANCE CERTIFICATE**

The current EPC rating is C (71) with a potential of B (87) which is valid until June 2036

**COUNCIL TAX BAND**

%

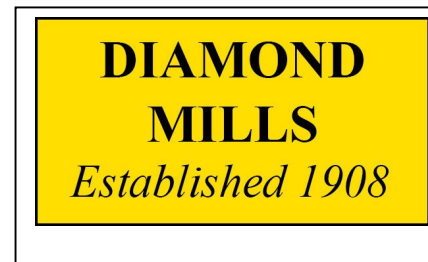
**AGENTS NOTE**

**DIAMOND MILLS & CO.** have not tested any electrical systems, appliances, plumbing or heating systems and cannot testify that they are in working condition.

**VACANT POSSESSION ON COMPLETION**

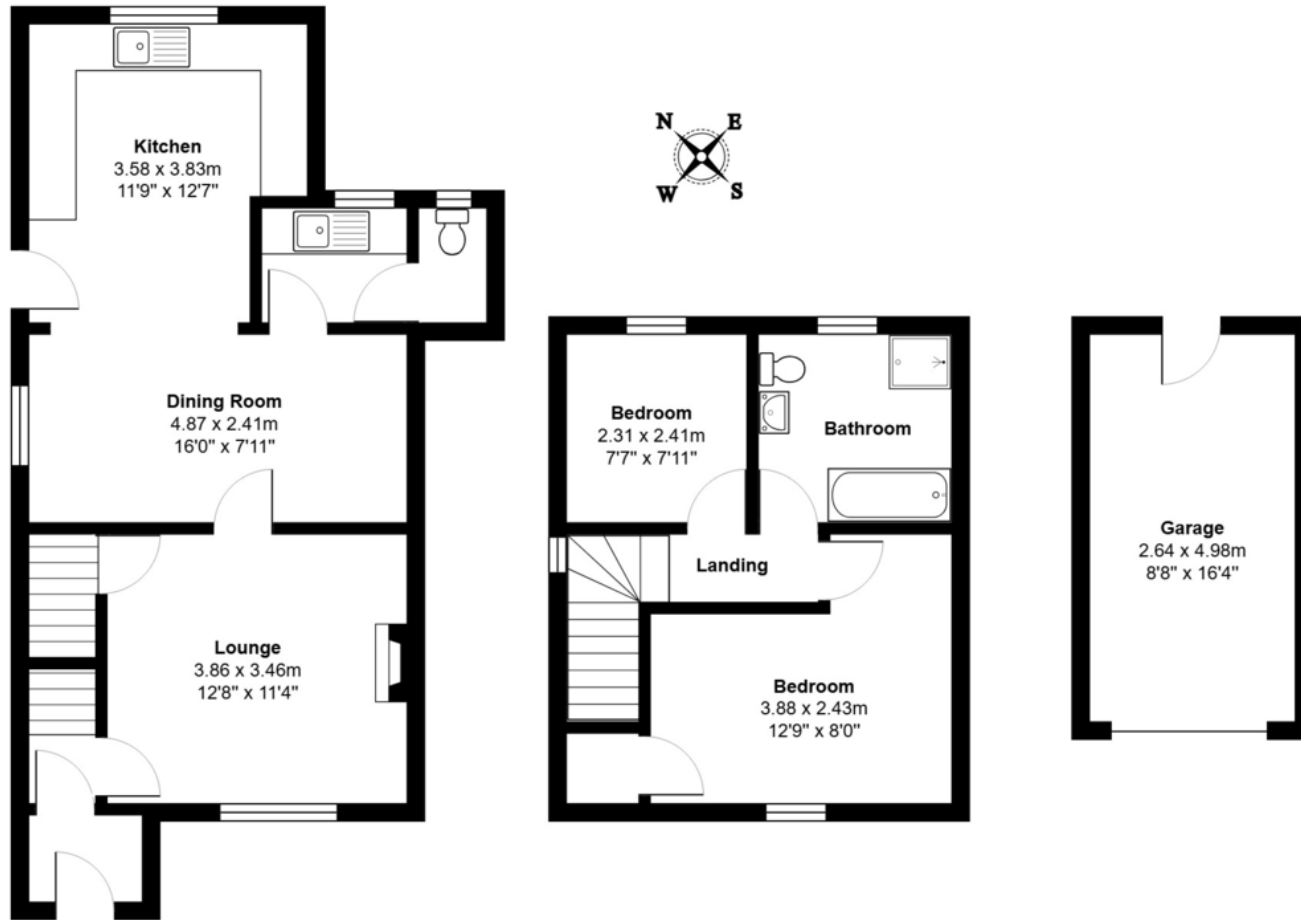
**VIEWING**

By prior appointment with the vendors agents -  
**DIAMOND MILLS & CO. (01394) 282281.**









Total Area: 92.1 m<sup>2</sup> ... 991 ft<sup>2</sup>