



12 Paddock Close, Kirton, Ipswich, IP10 0FL

£400,000 FREEHOLD

Situated in a cul de sac position in this popular village is this extremely well presented and energy efficient (EPC rating of B) modern detached house constructed to a high specification in 2017 by Messrs Taylor Wimpey. A viewing is highly recommended to appreciate the spacious and modern accommodation on offer.



In addition to the four bedrooms the property benefits from ample off road parking, garage, larger than usual south easterly facing rear garden and an en-suite to bedroom one.

The accommodation in brief comprises entrance hall, cloakroom, lounge, kitchen/diner, utility room, on the first floor are four bedrooms with an en-suite shower room into bedroom one and a family bathroom.

Heating is supplied in the form of gas fired central heating to radiators and is controlled by the Hive wi-fi controlled heating system, and windows are of double glazed construction. The property has the added benefit of fitted shutter blinds and fitted wardrobes in each of the bedrooms.

Entrance door opening into :-

ENTRANCE HALLWAY 10' 2" x 5' 11" (3.1m x 1.8m)

Radiator, stairs leading up to the first floor, under stairs storage cupboard with door to :-

CLOAKROOM Suite comprising low level WC, hand wash basin with tiled splashback, radiator, extractor.

LOUNGE 19' 9" x 11' 3" (6.02m x 3.43m)

Two radiators, window to front aspect with fitted shutter blinds, windows and door to rear aspect, TV point.

KITCHEN/DINING ROOM 19' 9" x 11' 8" (6.02m x 3.56m)

Fitted worktops with storage units above and matching storage units and drawers below, stainless steel one and a half bowl sink unit with single drainer and mixer tap, space and plumbing available for a dishwasher, further spaces available for a freestanding fridge/freezer, and further space available for integrated oven, four ring Zanussi gas hob with cooker hood above, two

radiators, window to front aspect with fitted shutter blinds, window to rear aspect and opening to :-

UTILITY ROOM 6' 6" x 4' 8" (1.98m x 1.42m)

Fitted worktops with fitted storage units below, cupboard housing Ideal combi boiler above, space and plumbing available for a washing machine, radiator, door to outside.

FIRST FLOOR LANDING Radiator, access to the loft space, airing cupboard housing pressurized hot water cylinder, doors to :-

BEDROOM ONE 11' 6" x 9' 11" (3.51m x 3.02m)

Radiator, window to rear aspect with fitted shutter blinds, fitted wardrobes with sliding doors, door opening into :-

EN-SUITE SHOWER ROOM 6' 6" x 4' 7" (1.98m x 1.4m)

Modern suite comprising low level WC, hand wash basin, double width walk in shower with tiled surround, radiator, extractor, obscured window to the rear aspect.

BEDROOM TWO 11' 10" x 9' 9" (3.61m x 2.97m)

Radiator, window to rear aspect with fitted shutter blinds, fitted wardrobes with mirror fronted sliding doors.

BEDROOM 3 9' 8" x 8' 6" (2.95m x 2.59m)

Radiator, window to front aspect with fitted shutter blinds, fitted wardrobes with sliding doors.

BEDROOM 4 8' 4" x 8' 0" (2.54m x 2.44m)

Radiator, window to front aspect with fitted shutter blinds, fitted wardrobes with mirror fronted sliding doors.

SHOWER ROOM 6' 7" x 6' 1" (2.01m x 1.85m)

Modern re-fitted suite comprising WC with hidden cistern, vanity hand wash basin with mixer tap and storage cupboards below, double width walk in shower with twin shower heads and splash screen surround, heated towel rail, extractor, obscured window to the front aspect.

OUTSIDE

To the front of the property there is a recently landscaped. low maintenance garden comprising composite decking with raised sleep style flower beds and solar powered light feature. Adjacent block paved driveway allowing ample off road parking for three cars and access to the garage. Side gate access to the rear garden

The rear garden is south easterly facing, it is enclosed by fencing, mainly laid to lawn with established shrub and plant border, patio area with summer house, outside tap, side access gate, service door into :-

GARAGE

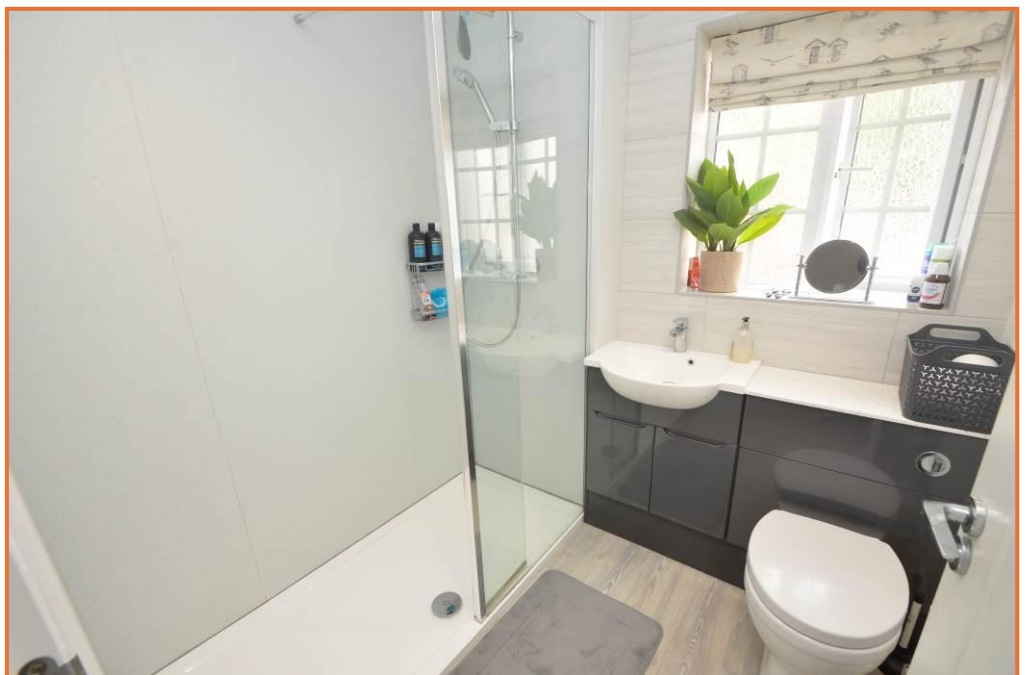
Pitched roof with up and over door with power and light connected.

COUNCIL TAX Band 'E'

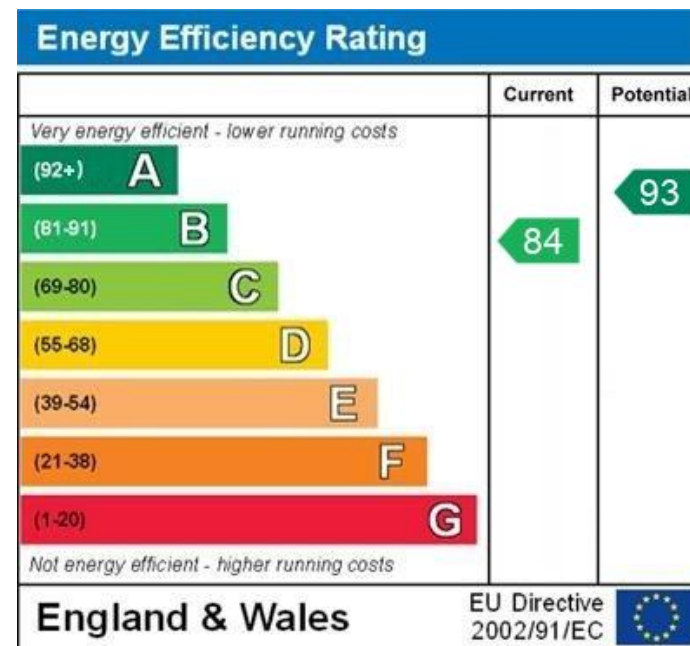
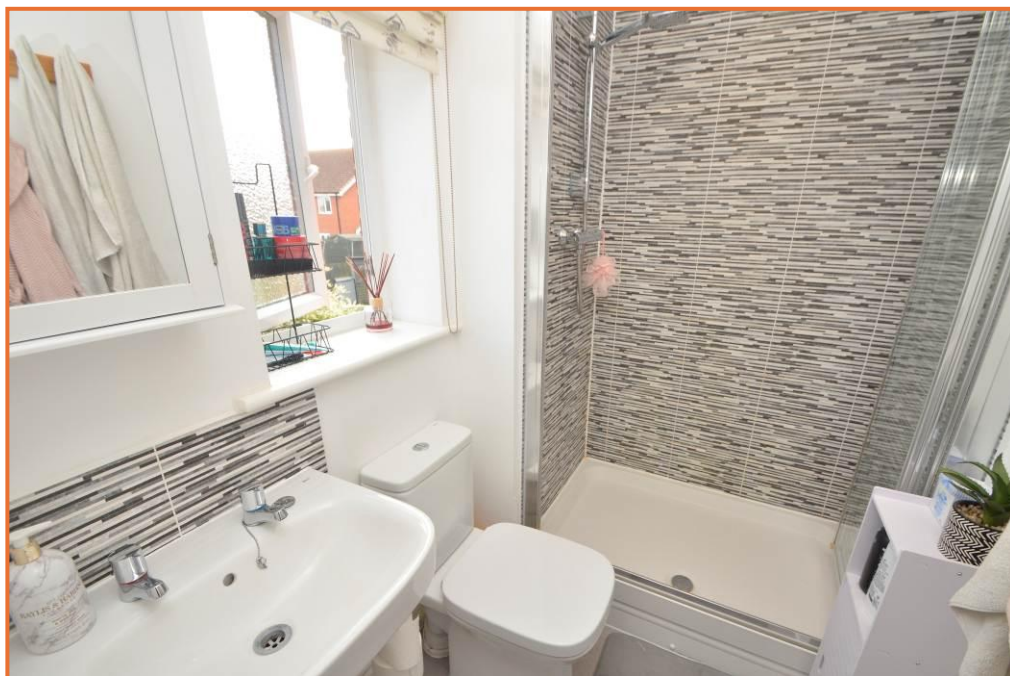
MANAGEMENT FEE All properties within Paddock Close pay an annual management fee for roads, drainage, green areas and general maintenance. For the year 2025 this fee was £216 per annum











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