



£355,000

Bucklesham Road, Kirton, IP10



3

Bedrooms



2

Bathrooms

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS
enquiries@wainwrights.co.uk

01394 275276



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Wainwrights presents this charming Grade II listed three-bedroom period cottage, historically known as Smithy House and believed to date back to around 1844, having once served as the village smithy.

Located in Bucklesham Road in the desirable village of Kirton, near Felixstowe, this characterful property offers spacious accommodation with a wealth of traditional features, including sash-style windows, exposed beams, feature fireplaces, a working log burner and exposed floorboards.

The accommodation includes two reception rooms, a galley-style kitchen, ground floor bathroom, three bedrooms and a first floor shower room. Externally, the property enjoys an attractive front garden with decorative railings and a fully enclosed rear garden with lawned area, established planting and shed.

Outside front *6.03m x 8.54m (19' 9" x 28')*

The property is approached via a low wall with decorative railings and matching gate, opening onto a traditional paved central pathway with lawned areas to either side. The pathway leads to the front porch and wooden front door.

Entrance Hallway

The front door opens into a small entrance lobby, with a traditional wooden door leading through to reception one.

Reception One *3.86m x 3.53m (12' 8" x 11' 7")*

A characterful reception room featuring a wooden sash window to the front aspect, radiator, carpeted flooring, chimney breast with built-in gas fire and wooden mantel surround, and an original ceiling beam. There is also a built-in storage cupboard to the side of the chimney breast, a door to the staircase, and further doors leading to the second reception room and kitchen.

Kitchen *6.56m x 1.71m narrowing to 0.83m(21' 6" x 5' 7")*

A galley-style kitchen fitted with a range of floor-level and matching eye-level cupboards, marble-effect laminate worktops, and an inset single drainer stainless steel sink. Further features include wooden windows to the rear aspect, vinyl flooring, radiator, understairs storage cupboard, and a partially glazed stable-style wooden door opening to the rear garden. A further door leads to the ground floor bathroom.

Ground Floor Bathroom *1.87m x 1.67m (6' 2" x 5' 6")*

Fitted with a bath with shower mixer tap, hand wash basin and WC. The room also benefits from vinyl flooring and fully tiled walls.

Reception Two *3.84m x 3.69m (12' 7" x 12' 1")*

A spacious reception room with wooden double glazed sash window to the front aspect, radiator and carpeted flooring. The room also benefits from half-height wall panelling, ceiling beam, and an attractive original brick-built feature fireplace with working cast iron log burner and substantial solid wood mantel.

First Floor Landing

With loft hatch access, hot water cylinder and electrical consumer unit set within an alcove, and doors leading to all first floor rooms.

Master Bedroom *3.91m x 3.77m (12' 10" x 12' 4")*

A generous front aspect bedroom with wooden double glazed sash window, radiator, carpeted flooring and built-in cupboard.

Bedroom Two *3.90m x 3.73m (12' 10" x 12' 3")*

A further well-proportioned front aspect bedroom featuring a wooden double glazed sash window, radiator, built-in cupboard, exposed original floorboards, and an original fireplace with wooden surround and brick detailing.

Bedroom Three *2.81m x 1.72m (9' 3" x 5' 8")*

A rear aspect bedroom with double glazed wooden window, radiator, carpeted flooring, and wall-mounted Ideal Classic boiler.

First Floor Shower Room *3.03m x 1.64m (9' 11" x 5' 5")*

Fitted with a shower with thermostatically controlled mixer tap and riser, hand wash basin and WC. Additional features include an obscure rear aspect window, radiator, wood-effect vinyl flooring, built-in cupboard and partially tiled walls.

Back Garden *6.26m x 8.45m (20' 6" x 27' 9")*

The rear garden is mainly laid to lawn with hardstanding to the side of the house. A wooden gate provides access along the side of the property to the front garden. The garden is fully enclosed by a combination of brick walling and wooden panel fencing, with a planted border to one side, established flowering plants, small flowering hedging, and a raised planting area to the rear. A wooden shed set on hardstanding is to remain at the property.

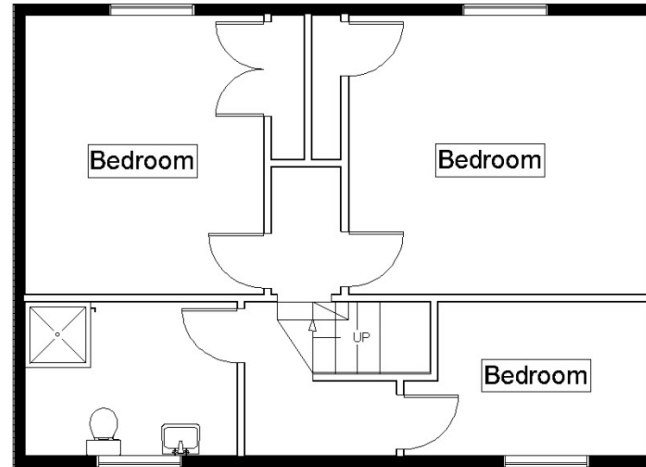
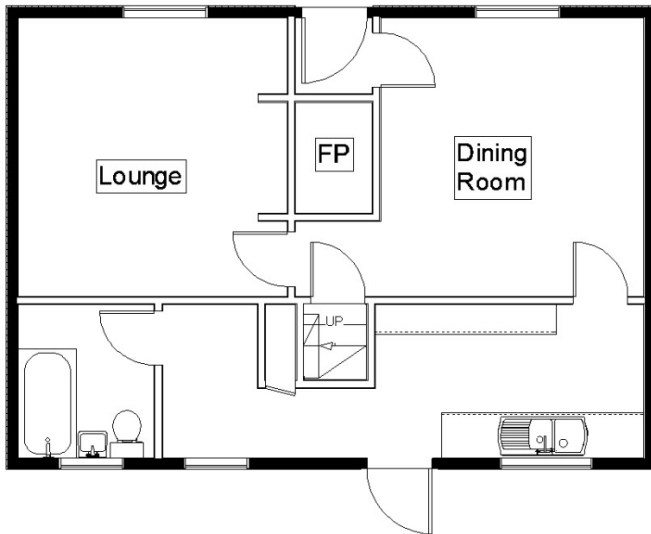
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		80
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC

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