



**98 Bucklesham Road, Kirton, Ipswich, IP10 0PE**

**£350,000 FREEHOLD**

**DIAMOND  
MILLS**

*Established 1908*

Situated in the popular village of Kirton, a well proportioned three bedroom semi detached house equipped with a modern contemporary kitchen diner with bi-folding doors to the garden, a cosy living room with a southerly aspect and a landscaped rear garden backing onto open countryside which is listed as an AONB (area of outstanding natural beauty).

Since purchasing the property, the current owner has carried out various improvements to include new electrical wiring, a newly fitted kitchen diner, a ground floor shower room, a replacement gas fired central heating system and new flooring including bespoke tiles in the kitchen and bathroom.

The property offers off street parking for a number of vehicles upon a block paved driveway and access to a detached single garage (16'11" x 8'2") and the rear patio area which then leads onto the lawn.

#### **ENTRANCE HALL**

#### **LOUNGE**

16' 1" x 11' 2" (4.9m x 3.4m)

#### **KITCHEN DINER**

14' 10" x 11' 11" (4.52m x 3.63m)

#### **FIRST FLOOR LANDING**

#### **BEDROOM 1**

16' 1" x 11' 4" (4.9m x 3.45m)

#### **BEDROOM 2**

11' 11" x 11' 4" (3.63m x 3.45m)

#### **FIRST FLOOR BATHROOM**

#### **BEDROOM 3**

9' 5" x 6' 8" (2.87m x 2.03m)

#### **OUTSIDE**

The property is well set back from Bucklesham Road and offers a front lawn and block paved driveway providing plenty of tandem parking and a pair of wrought iron gates lead to further driveway and eventually the garage.

The rear garden offers a stylish patio area ideal for entertaining and abuts a lawn that sprawls up the garden on a split-level design divided by railway sleepers with hedging to boundaries. The greenhouse and waterbutt are included in the sale.

#### **ENERGY PERFORMANCE CERTIFICATE**

The current energy efficiency rating is C (72) with a potential rating of B (84), and the current energy performance certificate is valid until 28th January 2036.

#### **COUNCIL TAX BAND**

Band C.

#### **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**

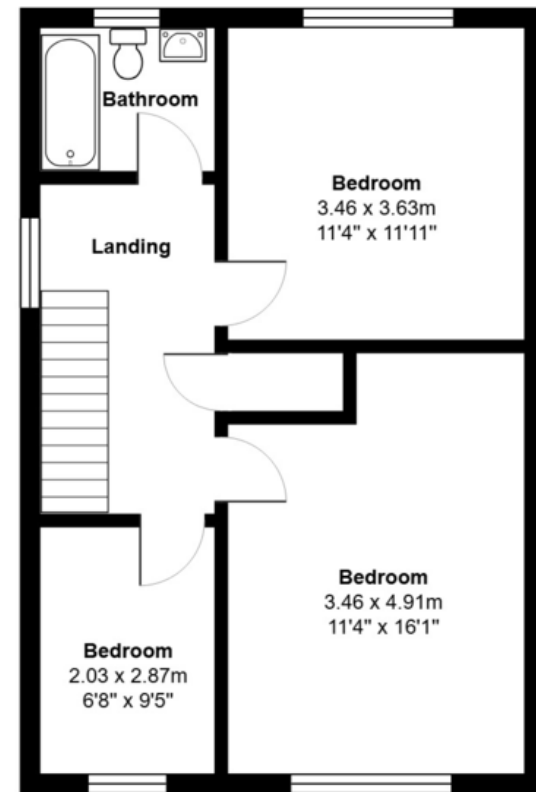
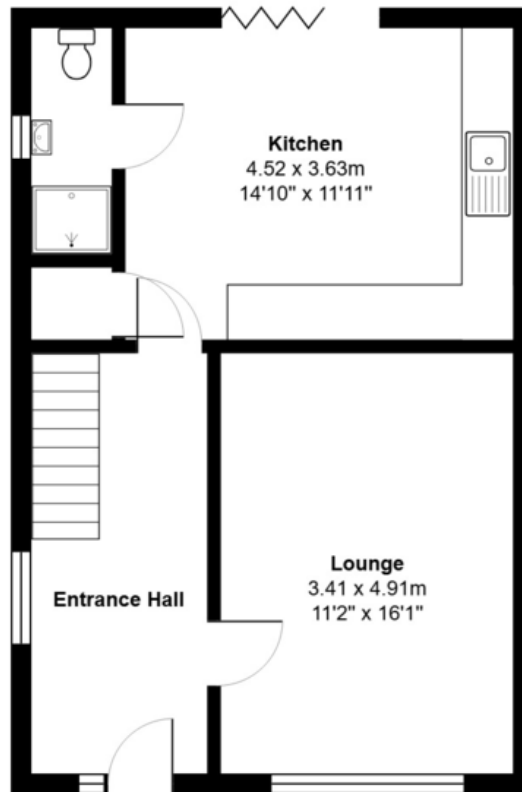
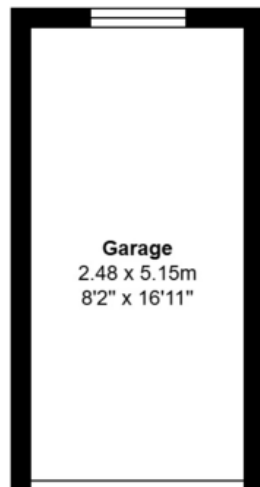
#### **VIEWING**

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

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Total Area: 110.8 m<sup>2</sup> ... 1193 ft<sup>2</sup>