



27 Burnt House Lane, Kirton
Ipswich

Guide Price **£635,000**



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Kirton, Ipswich

Oak Lodge, 27 Burnt House Lane, Kirton
Set behind a large, mature plot on a quiet private road in the popular village of Kirton, Oak Lodge is a spacious four bedroom detached family home that has just been refreshed throughout – newly decorated with new flooring to the sitting room, dining area, entrance hall, study, and all four bedrooms and bathrooms upstairs. The result is a home that feels ready to move straight into, while keeping the generous, well-proportioned rooms and mature grounds that made it special in the first place.

The property is offered with vacant possession and no onward chain, allowing for a smooth, straightforward completion.

Ground floor

A part-glazed front door opens into the entrance hall, newly floored and finished, with doors leading off to a cloakroom, the sitting room, and through to the kitchen.

The sitting room is a bright, well-proportioned reception space with a log-effect gas fire set beneath a decorative mantel, and sliding patio doors opening onto the rear garden. An archway leads through to the dining room, which enjoys the same pleasant garden outlook, and both rooms have been newly floored as part of the recent refresh.



- No onward chain
- Freshly redecorated throughout, with new flooring to the sitting room, dining area,

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The kitchen/breakfast room is fitted with a range of wall and base units, a single drainer stainless steel sink, a five-ring gas hob with extractor over, a double oven, and a breakfast bar, all set beneath a tiled floor. An offset utility area provides further worktop space and plumbing for a washing machine and tumble dryer, with a door out to the side and rear garden, and a further door connecting back through to the entrance hall.

Also on the ground floor is a versatile study with dual-aspect windows, newly floored, and a cloakroom with WC and basin. A door from the entrance hall/study area leads to the attached double garage.

First floor

The staircase rises from the entrance hall to a first floor landing with a window to the front elevation and a fully insulated loft hatch.

The principal bedroom is a good-sized double with fitted mirror-fronted wardrobes, a rear-facing window over the garden, new flooring, and its own en suite shower room. Three further bedrooms — all doubles, and all newly floored — take in views of either the front or rear garden. The family bathroom has also been refreshed with new flooring and a contemporary suite.

Outside

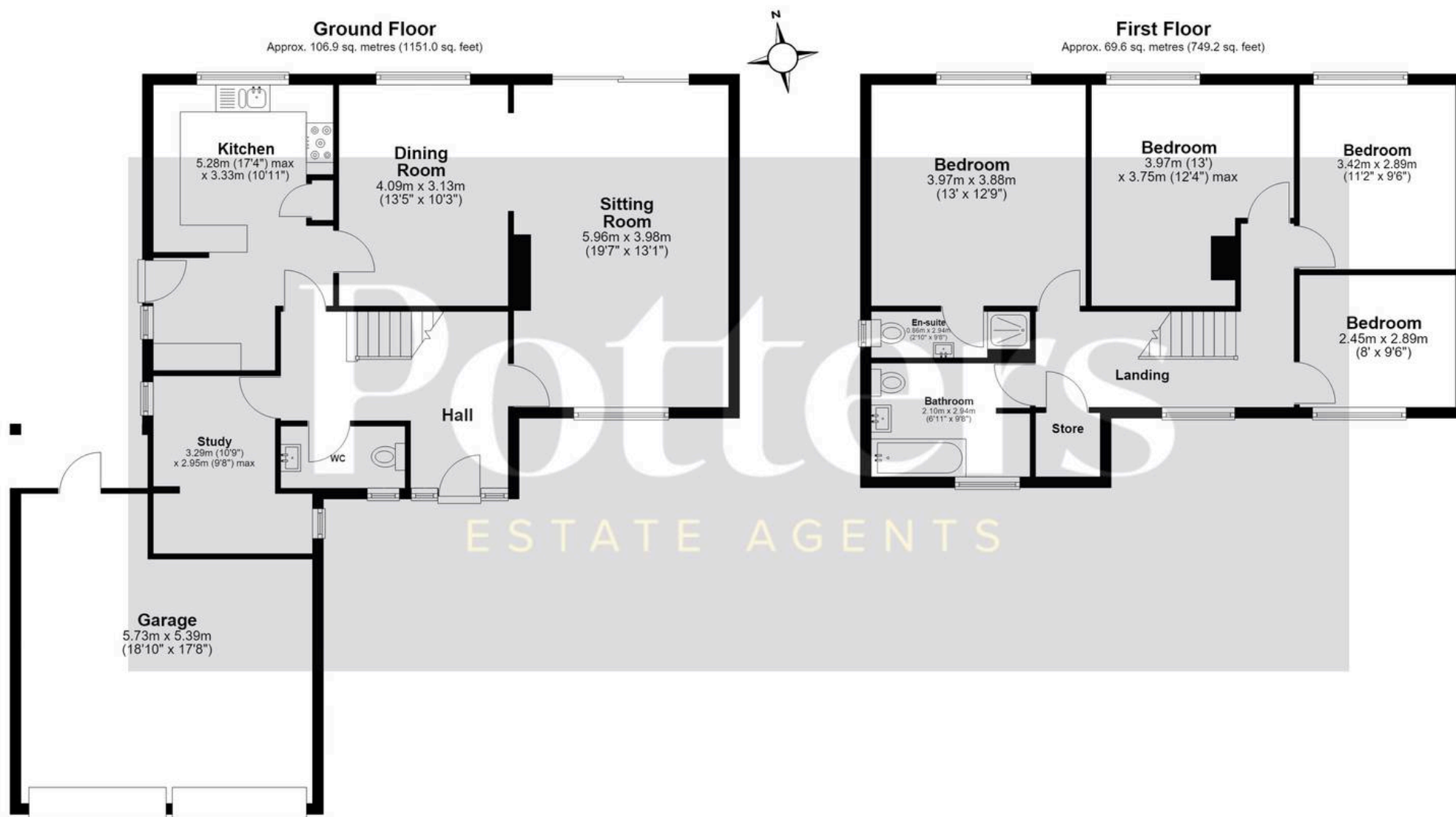
Oak Lodge is approached via a large tarmacadam driveway providing parking for around six vehicles, leading to the attached double garage. The front garden is laid mainly to open lawn, fully enclosed by high conifer hedging, with a mature oak and fir tree.

Side pedestrian access leads through to the rear garden, which opens onto a patio area with a pergola. To the immediate rear is a further patio adjoining generous open lawn, interspersed with mature shrub and flower borders, a variety of young fruit trees, and a mature fir tree. The rear garden is notably secluded, fully enclosed by fencing and high conifer hedging.

- No onward chain
- Freshly redecorated throughout, with new flooring to the sitting room, dining area, entrance hall, study, and all first floor bedrooms and bathrooms





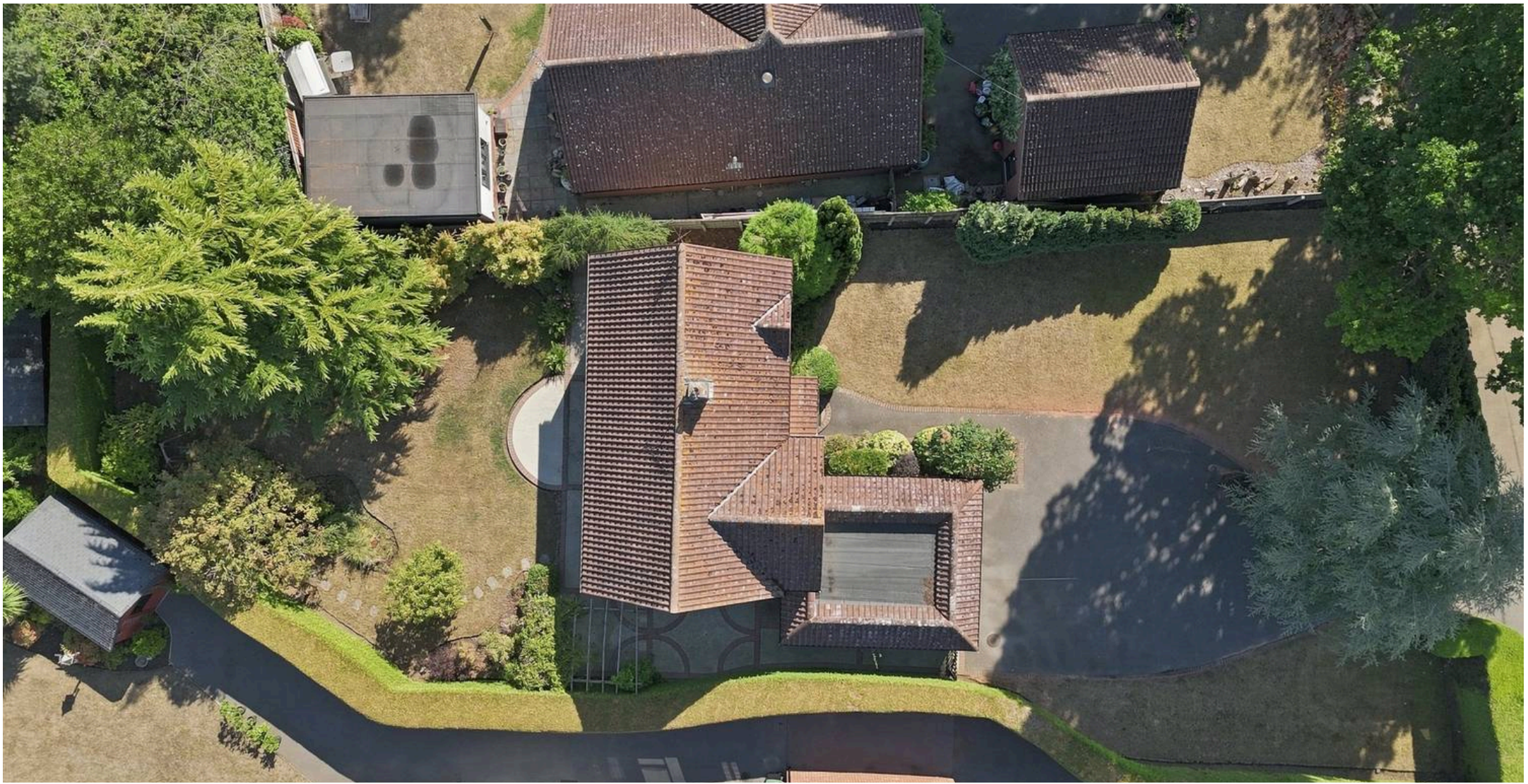


Total area: approx. 176.5 sq. metres (1900.2 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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