



Connells

Weir Place
Kirton Ipswich



Property Description

Situated in the popular residential area of Kirton, Connells are pleased to offer this well presented three-bedroom semi-detached property offering stylish contemporary living with spacious accommodation throughout. The property is beautifully maintained and finished to a high standard creating a bright and welcoming atmosphere. The accommodation comprises of a convenient downstairs cloakroom, a spacious kitchen/diner with vaulted ceilings adding an abundance of natural light, a warm and inviting lounge area. On the first floor there are three generously sized bedrooms and a impressive four-piece family bathroom. Outside the rear garden is well maintained and enclosed providing fantastic outdoor space for entertaining and alfresco dining.

Kirton is a village situated off the A 14 road, about 4.5 km (2.8 mi) from Felixstowe and around 10 km (6.2 mi) from Ipswich. The closest train station to Kirton is Trimley. Trimley Railway Station links to Felixstowe and London Liverpool Street and many more destinations via the County Town of Ipswich. Ipswich has a cutting-edge theatre and arts scene, many schooling facilities, cosy Suffolk pubs, and a vibrant community of independent stores. Ipswich also has the benefit of being home to a mainline railway station that gives direct access into London Liverpool Street, Cambridge, Norwich and many more destinations.

It also benefits from a rejuvenated waterfront Marina which boasts many restaurants, bars and cafes.

Entrance Hall

Accessed via composite door into entrance hall with two storage covers and stairs rising to the first floor.

Cloakroom

Double glazed windows to side, wash hand

basin and low-level w/c.

Kitchen/Diner

Double glazed window to rear and French doors to garden, a selection of wall and base level units, electric oven and hob with extractor over, integrated dishwasher, space for washing machine, space fridge freezer, two double glazed Velox windows into the vaulted ceiling.

Lounge

Double glazed window to front and radiator.

First Floor Accommodation

Landing

Double glazed window to side and loft access.

Bedroom One

Double glazed window to front, mirrored fitted and built-in wardrobes and radiator.

Bedroom Two

Double glazed window to rear, radiator and storage cupboard.

Bedroom Three

Double glazed window to front and radiator.

Bathroom

Four piece suite with panel bath, separate shower, low-level w/c, vanity

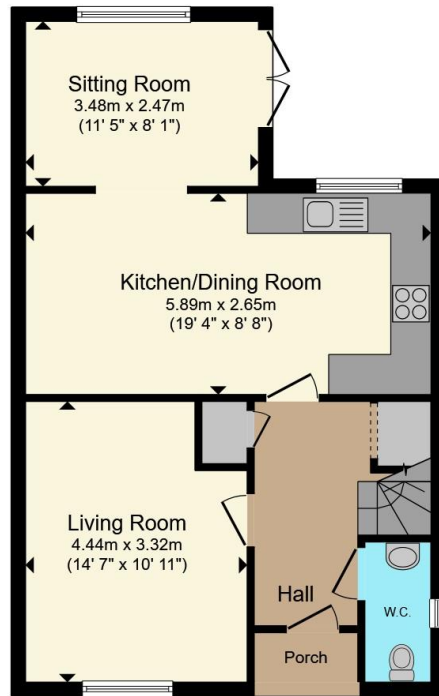
wash hand basin, towel rail and double glazed window to rear.

Outside

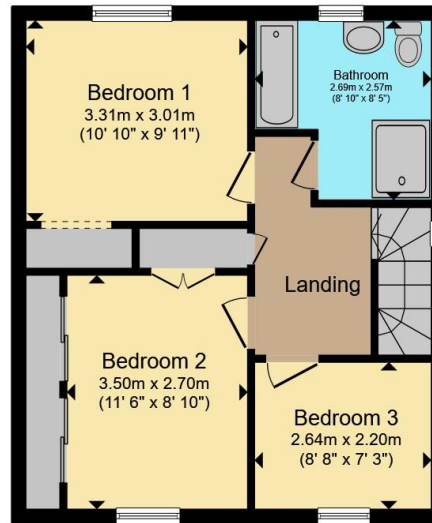
The front of the property is laid to lawn.

The rear garden commences with a patio area, lawned area with fencing to boundaries with outside timber sheds and parking to rear.





Ground Floor



First Floor

Total floor area 97.4 m² (1,048 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells



To view this property please contact Connells on

T 01473 233 966
E ipswich@connells.co.uk

6 Princes Street
IPSWICH IP1 1QT

EPC Rating: C Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/ICH312995



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: ICH312995 - 0005