



£325,000

Paddock Close, Kirton, IP10



 3

Bedrooms

 2

Bathrooms

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS |
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Immaculately presented three-bedroom semi-detached home, built in 2017, this is an attractive property in the highly sought-after village of Kirton. The light-filled interior features a contemporary open-plan kitchen-diner with bi-fold doors, creating a smooth transition to the landscaped, low-maintenance garden. A spacious separate lounge and essential downstairs cloakroom complete the ground floor, while the upstairs boasts a luxurious master suite with a private ensuite, two further bedrooms, and a modern family bathroom.

Situated in a quiet cul-de-sac just moments from the local village green and scenic countryside walks. The property further benefits from a private garage and off-road parking for 2-3 vehicles. Located with excellent transport links to Ipswich and Felixstowe via the A14, this energy-efficient home is an ideal choice for families and professionals seeking a high-specification lifestyle in a prime location.

Outside Front

The property is situated in the centre of a small close. The front garden is laid to stone chippings with a paved pathway leading to the front door. To the side of the property, there is off-road parking for 2-3 vehicles in front of the garage.

Entrance Hall

Composite front door opening into the entrance hall with consumer unit, radiator, carpeted flooring, and stairs rising to the first floor. Fully glazed door to the living room.

Living Room *3.20m x 4.25m (10' 6" x 13' 11")*

UPVC double glazed window to the front aspect, radiator, carpeted flooring, and ceiling light. Door leading to the inner lobby and kitchen/diner.

Kitchen/Diner *4.70m x 2.90m (15' 5" x 9' 6")*

Fitted with a modern range of white gloss base and eye-level units with wood-effect laminate worktops and an inset one-and-a-half bowl sink. Integrated four-burner gas hob with stainless steel extractor hood over, double oven, dishwasher, and fridge freezer. Space and plumbing for a washing machine. Understairs cupboard currently used as a pantry. Vinyl flooring, partially tiled walls, radiator, and bi-fold doors opening onto the rear garden. Lobby area with access to the downstairs cloakroom.

Downstairs Cloakroom *1.83m x 1.04m (6' x 3' 5")*

Comprising WC and vanity unit with wash hand basin, radiator, extractor fan, partially tiled walls, and tiled-effect vinyl flooring.

First Floor Landing

Loft hatch with access to a partially boarded and insulated loft, fitted with a ladder and providing useful storage space. Feature ceiling light, radiator, and carpeted flooring.

Master Bedroom *3.40m x 3.70m at widest (11' 2" x 12' 2")*

UPVC double glazed window to the front aspect, radiator, carpeted flooring, fitted vertical blinds and additional roller blind. Ceiling fan with integrated lighting. Door to ensuite.

Ensuite Shower Room *1.75m x 1.70m (5' 9" x 5' 7")*

Fitted with a shower enclosure with chrome fittings, vanity unit with wash hand basin, and WC. Partially tiled walls, tiled-effect vinyl flooring, heated towel rail, extractor fan, and obscure UPVC double glazed window to the front.

Bedroom Two *3.33m x 2.64m (10' 11" x 8' 8")*

UPVC double glazed window to the rear aspect, radiator, carpeted flooring, fitted vertical blinds and additional roller blind. Ceiling fan with integrated lighting.

Bedroom Three *3.00m into alcove x 2.00m (9' 10" x 6' 7")*

UPVC double glazed window to the rear aspect, radiator, carpeted flooring, fitted vertical blinds and additional roller blind.

Family Bathroom *2.03m x 1.70m at widest (6' 8" x 5' 7")*

Suite comprising bath with mixer tap and shower attachment with glass screen, wash hand basin, and WC. Partially tiled walls, tiled-effect vinyl flooring, and heated towel rail.

Garage *5.53m x 2.95m (18' 2" x 9' 8")*

Up-and-over door to the front, with a half-glazed UPVC door providing pedestrian access to the garden. Concrete floor, power and lighting, and additional storage

space within the roof.

Back Garden *8.97m x 5.21m (29' 5" x 17' 1")*

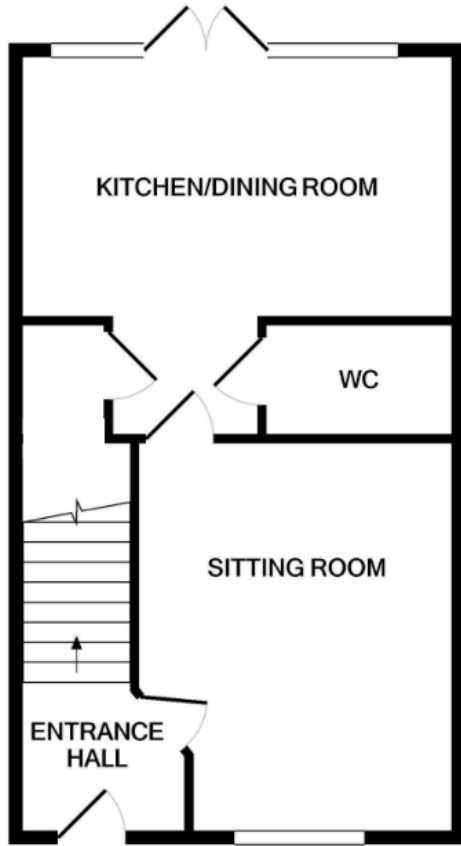
Accessed via bi-fold doors from the kitchen/diner, the rear garden features a professionally laid patio providing space for outdoor seating and a barbecue. There is a planted border, an area of artificial lawn, and a hardstanding section to the rear suitable for a shed or outbuilding. A side access gate leads to the parking area, and there is also access into the garage.

Service Charge

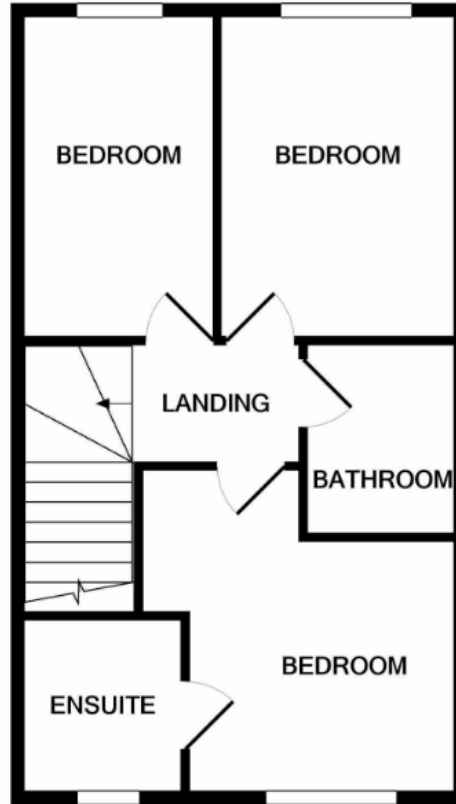
We understand from the vendor that the service charge for 2026 was £236.11 per annum, which covers maintenance, lighting, and the upkeep of the communal areas, including the private & shared driveway areas.

Additional Information

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GROUND FLOOR



1ST FLOOR

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Kirton, IP10

