



16 Paddock Close, Kirton, Ipswich, IP10 0FL

£625,000 FREEHOLD

**DIAMOND
MILLS**

Established 1908

Tucked at the end of a quiet cul-de-sac in the village of Kirton, a superior six bedroom detached family house set over three floors having been upgraded with a stunning contemporary twist and enhanced by the current Vendors to create an traditional feel with panelling and exposed brick.

Substantial Accommodation: This home offers generous proportions across three floors, providing plenty of space for a growing family. Beautifully Presented:

Meticulously maintained by the current owners, the property is in show-home condition.

Enviably Position: Situated in a premium private development, enjoying a tranquil and peaceful environment.

Versatile Living: The thoughtfully designed layout provides versatile living and entertaining spaces.

Welcoming Entrance: A covered canopy porch leads into the property.

Internal Specification: Features include elegant multi-pane timber-framed windows, integrated internal window shutters, and period-style half-timbered gables.

Exceptional Space: The property offers flexible living, perfect for modern life.

Convenient Access: Direct access to a paved brick driveway provides ample off-street parking.

PORCH

5' 3" x 7' 0" (1.6m x 2.13m)

HALLWAY

8' 6" x 9' 1" (2.59m x 2.77m)

PLAY ROOM

11' 10" x 11' 1" (3.61m x 3.38m)

WC

4' 9" x 6' 11" (1.45m x 2.11m)

KITCHEN

12' 2" x 14' 7" (3.71m x 4.44m)

LAUNDRY

6' 9" x 6' 11" (2.06m x 2.11m)

DINING ROOM

15' 7" x 9' 1" (4.75m x 2.77m)

HALLWAY

15' 11" x 4' 8" (4.85m x 1.42m)

LIVING ROOM

12' 1" x 18' 0" (3.68m x 5.49m)

LANDING

16' 0" x 13' 9" (4.88m x 4.19m)

BEDROOM

11' 10" x 10' 0" (3.61m x 3.05m)

BEDROOM

11' 10" x 14' 7" (3.61m x 4.44m)

BEDROOM

8' 6" x 9' 1" (2.59m x 2.77m)

BATHROOM

6' 9" x 9' 1" (2.06m x 2.77m)

SHOWER ROOM

6' 9" x 9' 1" (2.06m x 2.77m)

BEDROOM

15' 6" x 18' 0" (4.72m x 5.49m)

BEDROOM

15' 7" x 16' 1" (4.75m x 4.9m)

ROOM/BEDROOM

7' 1" x 16' 1" (2.16m x 4.9m)

DOUBLE GARAGE

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OUTSIDE

The property enjoys an attractive position within this sought-after development, boasting impressive kerb appeal with its handsome blend of red brick, rendered elevations and weatherboard detailing.

To the front, a landscaped garden with neatly maintained shrubs and planting creates a welcoming approach, while a pathway leads to the covered entrance. A generous block-paved driveway provides ample off-road parking for several vehicles and leads to the detached double garage, offering excellent storage or secure parking.

Sizable Patio Area: A broad, sleek grey paved patio flows directly from the house via elegant white French doors, offering the perfect spot for morning coffee, potted plants, and easy transitioning between indoor and outdoor dining.

Dedicated Decked Dining Area: Tucked into the corner of the garden is a raised grey timber deck, ideally configured for a large outdoor lounge sofa, coffee table, and an al fresco dining set complete with a parasol.

Generous Lawn: A substantial lawn area provides plenty of space for children to play, garden sports, or further landscaping potential.

Side Return & Access: A paved pathway wraps around the side of the property, offering a practical storage or utilities zone, leading down toward an outbuilding/garage space.

Privacy & Security: The entire perimeter is enclosed by sturdy timber fencing, framed by mature trees and easy-to-maintain shrubbery, including a beautiful pop of lavender bordering the patio.

The detached double garage benefits from twin up-and-over doors, power and lighting, making it ideal for vehicle storage, a workshop or additional hobby space.

ENERGY PERFORMANCE CERTIFICATE

The current EPC rating is B (87) with a potential rating of A (92) which is valid until July 2027.

COUNCIL TAX BAND

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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.**





117 Hamilton Road, Felixstowe, Suffolk IP11 7BL Tel: (01394) 282281

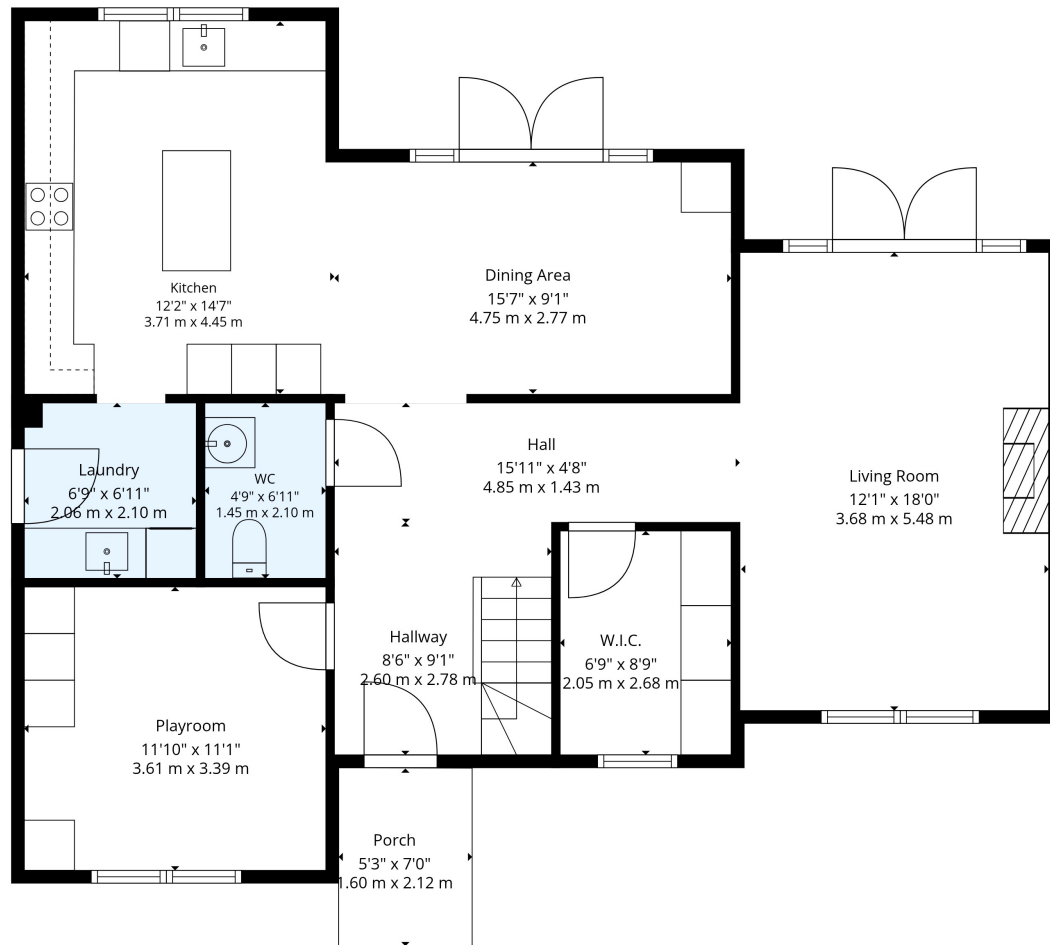


www.diamondmills.co.uk E-mail: sales@diamondmills.co.uk









TOTAL: 2310 sq. ft, 215 m2

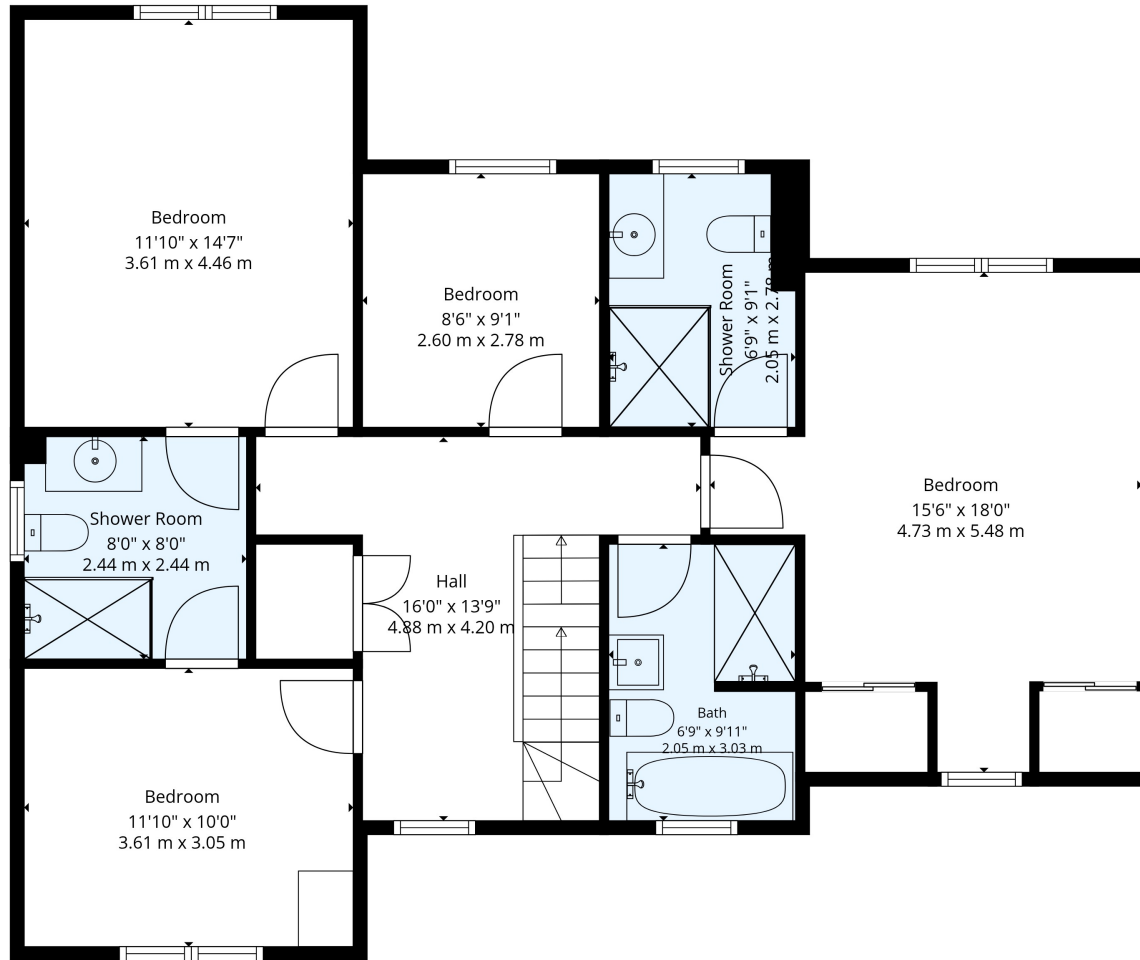
1st floor: 988 sq. ft, 92 m2, 2nd floor: 988 sq. ft, 92 m2, 3rd floor: 334 sq. ft, 31 m2

EXCLUDED AREAS: PORCH: 37 sq. ft, 3 m2, STORAGE: 13 sq. ft, 1 m2, OPEN TO BELOW: 11 sq. ft, 1 m2,

LOW CEILING: 87 sq. ft, 9 m2, WALLS: 197 sq. ft, 17 m2

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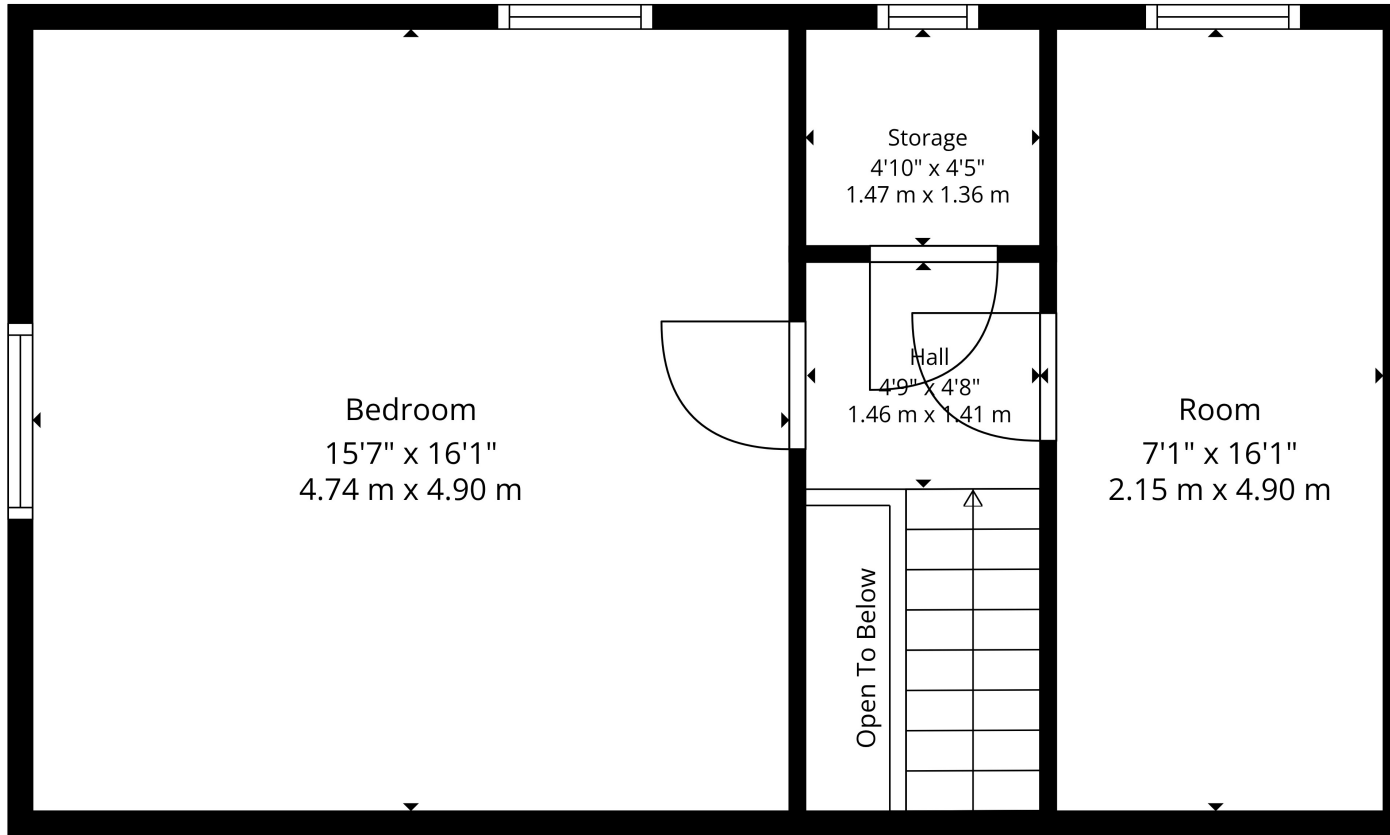
Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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