



5 Paddock Close, Kirton, IP10 0FL

£275,000 FREEHOLD

Set down a pleasant "drive" of only four properties all recessed from but overlooking Kirton Recreation Field, a semi detached two bedroom property built in 2016 by Taylor Wimpey and seemingly ideal for first time or investment purchase.

Kirton is a Village location approximately five miles from Felixstowe's main town centre but also ideally located for access to Ipswich, Waldringfield, Newbourne and Woodbridge. There are many nearby rural walks including to the neighboring village of Falkenham which has walks and cycle tracks leading to the Deben Estuary and to Felixstowe Ferry.

In addition to two good size bedrooms further accommodation consists of a cloakroom, first floor bathroom and a fitted kitchen leading open plan into the main lounge / living area.

Heating is supplied in the form of gas fired central heating to radiators, windows are of double glazed construction and from the lounge area patio doors allow access onto the enclosed rear garden.

To the front aspect is off street parking for two vehicles and, whilst recessed from Kirton Recreation Field itself, all windows to the front aspect offer pleasant views.

Rarely available to the market an internal inspection is advised to fully appreciate the accommodation on offer.

UPVC entrance door leading to:-

ENTRANCE LOBBY

Laminate flooring, double door storage cupboard with plumbing for automatic washing machine. Telephone point, open plan access into kitchen area, also door opening to:-

CLOAKROOM

Modern suite comprising low level W.C., wash hand basin with tiled splash back, radiator, extractor fan, obscured window to the front aspect.

OPEN PLAN LOUNGE / KITCHEN 21' 3" max x 13' 6" max (6.48m x 4.11m)

An open plan light and airy room consisting of:

KITCHEN AREA 7' 11" x 13' 6" (2.41m x 4.11m)

Wood effect fitted worktops with storage units above matching storage units and drawers below, space and plumbing available for a dishwasher, space for freestanding fridge freezer. Integrated Zanussi oven with gas four ring hob above, extractor fan, composite sink unit with mixer tap and single drainer, stairs leading to the first floor.

LOUNGE AREA 11' 10" x 13' 6" (3.61m x 4.11m)

Radiator, T.V point, UPVC double glazed patio doors opening onto the rear garden.

FIRST FLOOR LANDING

Radiator, doors leading to:-

BEDROOM 1. 13' 6" x 9' 11" (4.11m x 3.02m)

Radiator, Telephone point and window to the rear aspect.

BEDROOM 2. 13' 6" reducing to 9' 9" x 8' (4.11m x 2.44m)

Radiator, two window to the front aspect overlooking Walton recreation field, access to loft space.

BATHROOM 6' 11" x 6' 3" (2.11m x 1.91m)

Suite comprising low level W.C., wash hand basin with tiled splash back and fitted mirror, paneled bath with tiled surround and shower attachment with shower screen. Extractor fan, radiator.

FRONT GARDEN

Approached via "private" driveway shared with only three other properties, the front aspect has off street parking via block paving for two vehicles and offers views of Kirton Recreation Field. A gate allows side access to the rear garden.

REAR GARDEN

A low maintenance mainly patioed garden, West facing, fencing to the boundaries, pebbled borders and also with storage shed.



