

A three bedroom semi-detached property situated in a quiet location within the village of Kirton



RENT

£1,150 PCM

Ref: R2078

Address

25 Weir Place
Kirton
Ipswich
Suffolk
IP10 0QA



A well presented semi-detached house, sitting/dining room, cloakroom, fitted kitchen, and conservatory. Three bedrooms and family bathroom. Front garden, driveway and enclosed rear garden with shed.

To let unfurnished for a term of six months

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU

T: 01728 724200
email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

And at The London Office
40 St James' Place
London SW1A 1NS

Location

25 Weir Place is situated close to the centre of the village of Kirton. Kirton has a public house and is within easy driving distance to the thriving coastal towns of Felixstowe and Woodbridge, both providing a variety of everyday facilities. There are many country paths and bridal ways around Kirton including along the picturesque River Deben, an area of Outstanding Natural Beauty.

The County town of Ipswich is approximately 10 miles to the north west. Ipswich provides a full range of local shopping, commercial, educational and recreational facilities as well as main line rail services running regularly to London's Liverpool Street taking just over the hour. The property is also ideally located for access to the A14. This in turn, links Cambridge and the Midlands as well as London via the A12.

The Accommodation

Ground Floor

Entering through a partially glazed UPVC door into

Entrance Hallway

With stairs off to first floor, understairs storage space, fitted cupboard with shelving, radiator and doors off to

Walk-in Cupboard

Providing useful storage and housing the gas meter.

WC

Fitted with low flush WC, small wash hand basin and heated towel rail.

Kitchen 9'9 x 8'9 (2.97m x 2.67m)

Fitted with a good range of base and eye level kitchen units with Formica roll top worksurface over inset with a one and a half bowl, single drainer stainless steel sink. Integrated single electric oven, four ring gas hob with extractor hood above. Space and plumbing for washing machine and dishwasher. Radiator, window overlooking the rear garden and door through to

Sitting / Dining Room 23'7 x 10'9 (max) (7.19m x 3.28m)

A good size light dual aspect room with adequate space for dining table and chairs and seating area. Two radiators, TV aerial lead in and telephone socket. Sliding patio doors lead through to the

Conservatory 10'3 x 8'1 (3.12m x 2.46m)

Fully glazed with outlook to the garden and sliding patio door providing access.

Stairs from the entrance hallway lead up to the

First Floor

Landing

With fitted cupboard housing the gas fired boiler and doors off to

Bedroom One 11'5 x 10'9 (max) (3.48m x 3.28m)

A double bedroom with window to the front, radiator and telephone socket. Double door fitted hanging cupboard and further fitted wardrobe with sliding doors.

Bedroom Two 10'9 x 9'6 (3.28m x 2.9m)

A further double bedroom with window overlooking the rear garden, radiator and double door fitted hanging cupboard.

Bedroom Three 8'6 x 7'2 (2.59m x 2.18m)

A single bedroom or good size study with window to the front, radiator and TV aerial lead in.

Bathroom

Fitted with low flush WC, wash hand basin with vanity drawers below and freestanding bath with mixer tap and shower attachment. Separate large walk-in shower cubicle with rainfall shower head. Heated towel rail and extractor fan.

Outside

To the front of the property there is a small area of garden laid to grass, edged by floral borders and wooden picket fencing. A concrete driveway provides parking for at least two cars and a pathway leads up to the front door. The pathway continues around to the side of the property and to the garden. There is a pleasant rear garden, fully enclosed by high level wooden fencing with areas laid to grass and a good size paved seating area to the rear, edged by floral borders. There is a wooden garden shed and small brick store (not water tight).



Viewing Strictly by appointment with the agent.

Services Mains electricity, gas, water and drainage connected. Gas fired central heating.

Broadband To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phones To check the mobile phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

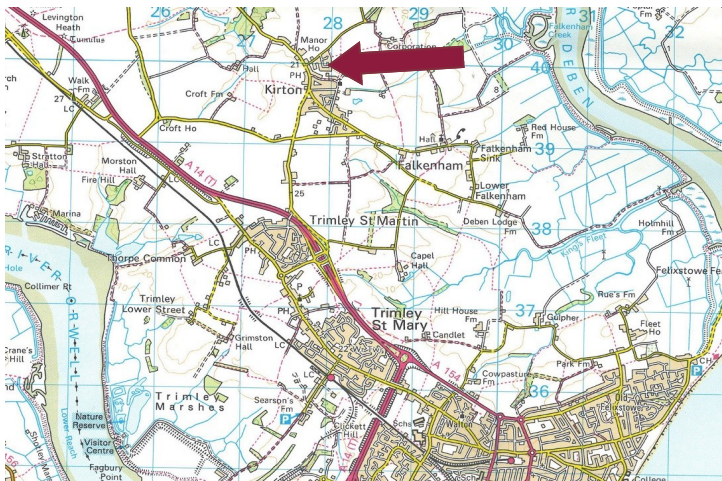
Council Tax Band B; £1,776.50 payable per annum 2026/2027

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000.

NOTE: Items depicted in the photographs or described within these particulars are not necessarily included within the tenancy agreement. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

April 2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



Directions

Heading along the A14 towards Felixstowe take the exit signed posted for Bucklesham & Brightwell onto Innocence Lane. Continue towards Kirton turning left at the junction onto Trimley Road and continue for half a mile before turning right into Park Lane. Take the next right into Weir Place and No. 25 will be found on the left hand side.

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