



£282,500  
Paddock Close, Kirton, IP10



 2  
Bedrooms

 1  
Bathroom

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS |  
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Wainwrights presents a modern and well-presented two-bedroom home, tucked away in a cul-de-sac of just four properties, with open views over Kirton recreation ground directly opposite.

The property offers a welcoming entrance lobby with ground floor cloakroom, leading into a spacious open plan kitchen and living area with contemporary fitted units, integrated appliances and French doors opening onto the rear garden.

Upstairs are two well-proportioned double bedrooms and a modern family bathroom.

Externally, the home benefits from a low-maintenance enclosed rear garden with side access, and block paved parking directly outside for two cars. An ideal purchase for first-time buyers, downsizers or investors, seeking a stylish modern home in a quiet setting.



**Outside front** 7.12m x 4.76m (23' 4" x 15' 7")

The house is nestled within a block paved cul-de-sac with a playing field directly opposite, blocked paved parking directly outside and an area of decorative shingle with paved pathway to the front door and block paving along the side of the house leading to the side access gate. There are only three other properties in the Close.

**Front entrance lobby** 1.72m x 1.52m (5' 8" x 5')

Partially double glazed with opaque glass and composite front door opens into the entrance lobby. Built-in double sized floor to ceiling cupboard with space and plumbing for washing machine, wall mounted Ideal logic Combi ESP 35 boiler, modern electrical consumer unit. Door to ground floor cloakroom, good quality wood effect laminate flooring, wide opening through to kitchen area.

**Ground floor cloakroom** 1.49m x 1.24m (4' 11" x 4' 1")

UPVC double glazed opaque window to front aspect, hand wash basin, WC, radiator, tile effect vinyl flooring, extractor fan to ceiling.

**Large open plan kitchen/living area** 6.50m max x 4.11m (21' 4" x 13' 6")

Staircase leading to 1st floor which is carpeted, quality wood-effect laminate flooring runs throughout the ground floor, with carpet presently laid over the flooring in the living area - this carpet can be easily removed to expose the original flooring. The kitchen is a modern fitted kitchen with wood effect laminate worktops and inset single bowl "Franke" composite sink. Integrated Zanussi gas four burner hob, integrated Zanussi electric oven, cooker hood, space for tall fridge freezer, elegant eyelevel cupboards with matching floor level cupboards and drawers, space for dishwasher. Lounge follows through from the kitchen and has UPVC double glazed French doors opening to the back garden with double glazed windows to either side.

### **Top landing**

Wide open space with natural light coming up the stairwell, carpet, radiator, doors off.

**Master bedroom** 4.13m x 2.46m max (13' 7" x 8' 1" max)

Two UPVC Georgian style windows to front aspect, radiator, carpet, hatch to loft space.

**Bedroom two** 4.13m x 3.04m (13' 6" x 10')

UPVC double glazed window to rear aspect, radiator, carpet.

**Bathroom** 1.92m x 2.12m max (6' 4" x 6' 11" max)

White modern three-piece bathroom suite consisting of bath with thermostatically controlled shower and riser, chrome and glass shower screen, hand wash basin, WC, partially tiled walls, tile effect vinyl flooring, radiator and extractor fan.

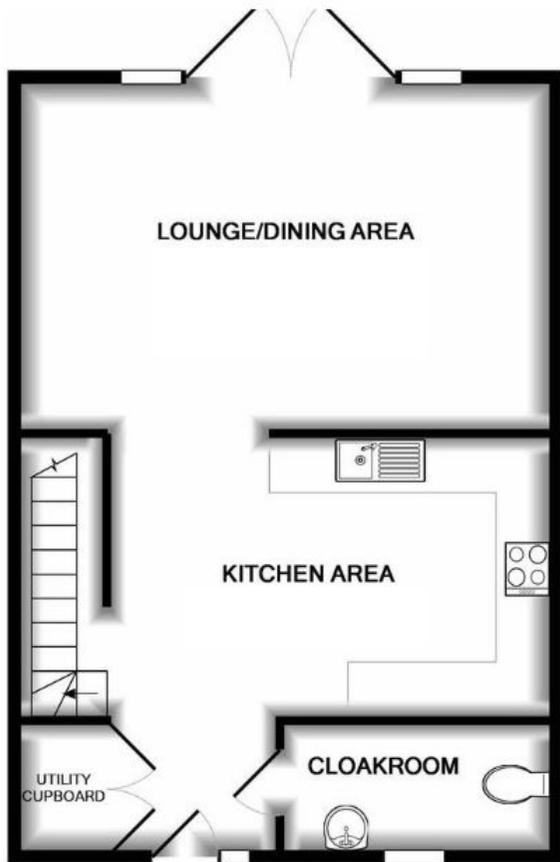
**Back garden** 7.41m x 5.90m (24' 4" x 19' 4")

Low maintenance back garden with modern decorative Stone effect paving, fully enclosed with shiplap wooden fencing and fence posts with side gate providing access along the side of the house to the front. Outside tap, low maintenance composite wood affect shed

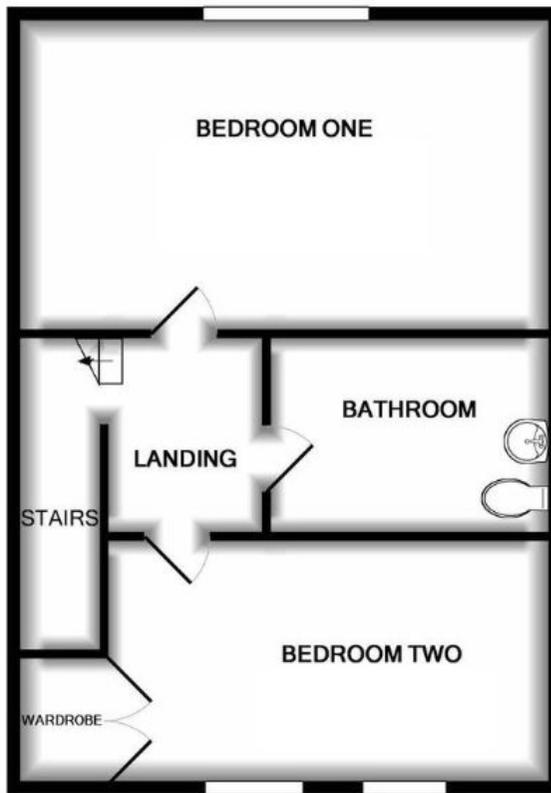
### **Additional Information**

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GROUND FLOOR



1ST FLOOR

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

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