



4 Bedrooms



Palmer & Partners

Situated in the heart of the popular village of Kirton, lies this exceptional four bedroom detached house which has undergone a complete renovation by the current owners to a very high standard. This stunning family home occupies a good size plot with a large rear garden backing onto paddocks which make it non-overlooked and private, and benefits from off-road parking for three / four cars to the front, gas central heating, and underfloor heating to the ground floor which is a wet system connected to the central heating.

**Bucklesham Road,  
Kirton, Ipswich,  
Suffolk, IP10**

Offers in excess of:

**£580,000**

EPC Rating: D



Council tax band: E  
EPC Rating: D

**Outside – Front** There are shrub borders, off-road parking for three / four cars with gated side access to the rear garden.

**Entrance Hall** Radiator, tiled flooring, inset spotlights, stairs with oak balustrade, and doors to:

**Cloakroom** Two piece suite comprising low-level WC and vanity hand wash basin with storage beneath, radiator, tiled flooring, and obscure window to the front aspect.

**Study** 12'7" x 10'3" (3.84m x 3.12m). Window to the front aspect and radiator.

**Living Room** 19'9" x 14'6" (6.02m x 4.42m). Two windows to the front aspect, wood burner recessed into brick inglenook style fireplace with solid oak mantelpiece, two radiators, inset spotlights, and opening through to:

**Kitchen / Dining Room:**

**Dining Area** 21'11" x 11'11" (6.68m x 3.63m). Bi-fold doors opening out to the rear garden, window to the rear aspect, tiled flooring with underfloor heating, radiator, breakfast bar, inset spotlights, and is open plan through to:



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**Kitchen Area** 13'2" x 11'11" (4.01m x 3.63m). The high specification kitchen is fitted with an extensive range of painted solid oak eye and base level units with under counter lighting; quartz work surfaces; inset sink and drainer; two integrated double ovens and warming drawers; integrated dishwasher, bin storage and electric hob with extractor hood above; space for an American style fridge freezer; tiled flooring with underfloor heating; inset spotlights; window to the rear aspect; and door through to:

**Utility Room** 10'1" x 5 (3.07m x 5). Eye and base level units with quartz work surface incorporating a sink, integrated dishwasher and under counter fridge, space and plumbing for washing machine, vertical radiator, tiled flooring with underfloor heating, and door opening out to the side passage.

**Galleried Landing** Window to the front aspect, airing cupboard, radiator, oak balustrade, loft access, and doors to the bedrooms and bathroom.

**Master Bedroom** 14'6" x 11'5" (4.42m x 3.48m). Window to the front aspect, radiator, and door through to:

**En-Suite Shower Room** Three piece suite comprising shower cubicle, low-level WC and vanity hand wash basin with storage beneath; heated towel radiator; tiled walls; tiled flooring with electric underfloor heating; and obscure window to the side aspect.

**Bedroom** 13'2" x 11'11" (4.01m x 3.63m). Window to the rear aspect and radiator.

**Bedroom** 13'3" x 11'5" (4.04m x 3.48m). Window to the front aspect and radiator.

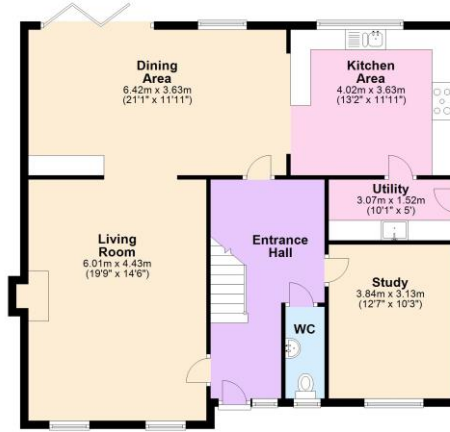
**Bedroom** 12' x 11'7" (3.66m x 3.53m). Window to the rear aspect and radiator.

**Family Bathroom** Stylish four piece suite comprising bath, separate shower cubicle, low-level WC and vanity hand wash basin with storage beneath; heated towel rail; tiled flooring; part tiled walls; and obscure window to the rear aspect.

**Outside – Rear** The good size garden backs onto paddocks making it non-overlooked and private; the garden is predominantly laid to lawn with shrub borders, large patio area for entertaining, large shed to the rear with power connected, log store, and is enclosed on both sides by panel fencing with open fencing to the rear boundary to appreciate the view.



**Ground Floor**  
Approx. 99.3 sq. metres (1068.5 sq. feet)



**First Floor**  
Approx. 76.2 sq. metres (820.2 sq. feet)



Total area: approx. 175.5 sq. metres (1888.8 sq. feet)

Although every attempt has been made to ensure the accuracy of this floorplan measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only.  
Plan produced using Planitup.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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