



Ivy Cottage, Back Road, Kirton, Ipswich, Suffolk, IP10 0PW

£425,000 FREEHOLD

DIAMOND

MILLS

Established 1908

A rare and sort after 3-bedroom detached cottage in Kirton! Enjoy peaceful views of the countryside, perfect for exploring on foot or bike. Plus, there's a charming garden with a plot of land included for a potential small home build!

ENTRANCE HALL

Carpeted flooring. Radiator. South facing double window. Door leads to :-

DINING ROOM

4.20m x 2.63m (13.9' x 8.8') Carpeted flooring. Radiator. Sliding glass doors leading to east facing conservatory. Door leads to :-

CONSERVATORY

3.02m x 2.75m (9.11' x 9.0') Small hexagonal hard floored conservatory on the east side of property.

SITTING ROOM

4.28m x 3.61m (14.1' x 11.10') Fitted carpet. Radiator. Double south facing window. Gas fireplace. Door leads to :-

KITCHEN

3.44m x 2.08m (11.3' x 6.10') Vinyl flooring. Radiator. North facing double window beside stainless steel sink and drainer. Range of fitted eye and base level units and laminate work tops. Tiled splash backs. Plumbing for automatic washing machine. 4 ring gas hob with extractor hood along with separate electric oven. Under stairs storage. Door to side of garden. Stairs lead to :-

FIRST FLOOR LANDING

Fitted carpet. Airing cupboard. Doors off to:-

BEDROOM 1

4.29m x 3.60m (14.1' x 11.10') Fitted carpet. Radiator. South facing double window. Non working decorative fireplace.

BEDROOM 2

2.69m x 2.60m (8.10' x 8.6') Fitted carpet. Radiator. Built in cupboard. South facing double window.

BEDROOM 3

3.39m x 2.12m (11.1' x 6.11') Fitted carpet. Radiator. North facing single window.

BATHROOM

2.59m x 2.19m (8.6' x 7.2') Vinyl flooring. Radiator. Coloured suite comprising of low level WC, bath and wash basin. Separate walk in shower enclosure. Part tiled walls with north facing obscured double window.

SINGLE GARAGE

Manual doors to the front. Service door to the side rear. Light and power connected.

OUTSIDE

To the front of property is a small south facing garden area with various shrubs. Pathway to both driveway and rear garden.

GARDEN

114' 0" x 34' 0" (34.75m x 10.36m) Established east facing garden offering an excellent degree of privacy and mainly laid lawn including a small shed. A variety of shrubs and small trees compliment this well established garden.

Currently, there is a fenced divide with the garden which could be an ideal split should the incoming purchaser wish to split off the land and obtain planning permission for a dwelling. The existing garden measures approximately 44ft in length and 34ft in depth and the adjoining garden extends to 70ft in length and 34ft in depth.

ENERGY PERFORMANCE CERTIFICATE

The current energy rating is 52 (E) with a potential rating of 109 (A). The certificate is valid until 12th December 2032.

IMPORTANT NOTE

The sale of this property includes a parcel of land at the end of the garden. This land received planning permission for a bungalow & garage 14th November 1960. Reference number E6365

COUNCIL TAX BAND

E

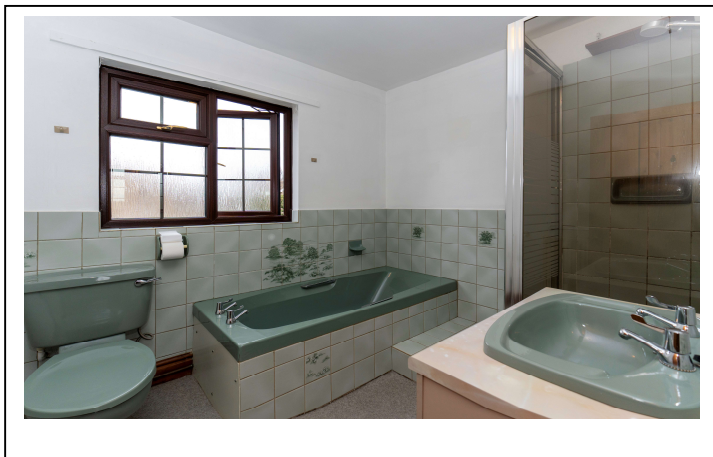
AGENTS NOTE

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.**



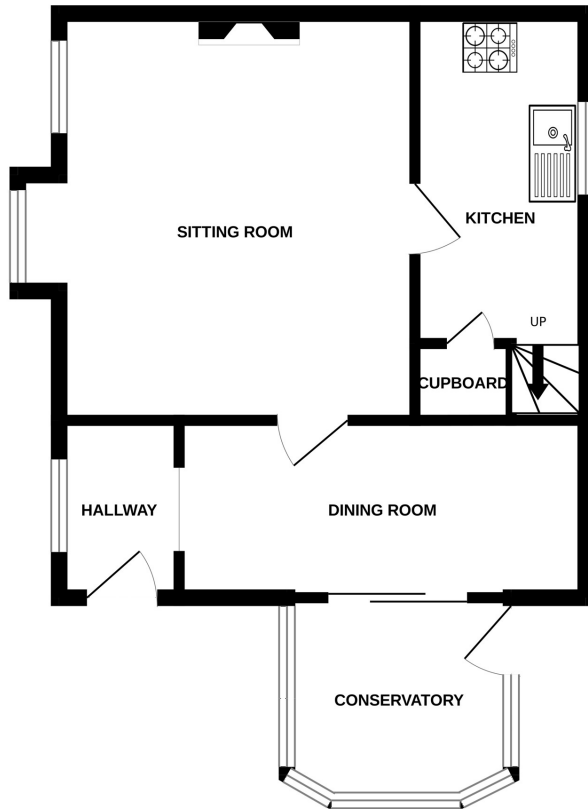


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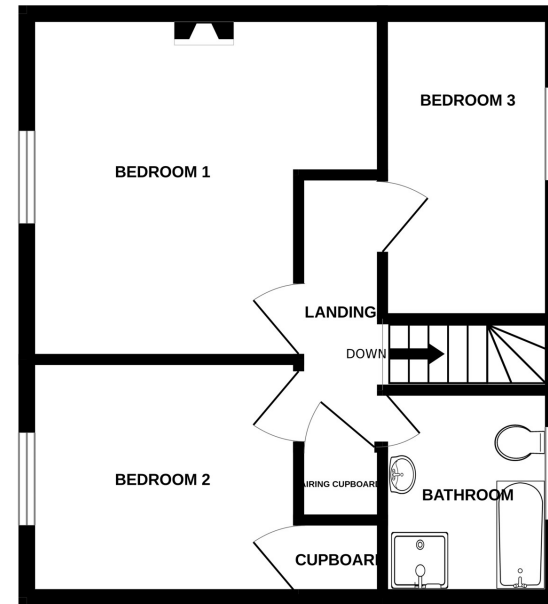
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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