



68 Falkenham Road, Kirton, Ipswich, IP10 0QW

£575,000 GREAT POTENTIAL TO EXTEND AND MODERNISE

**DIAMOND
MILLS**

Established 1908

Offered for sale with vacant possession, no onward chain, a rarely available three bedroom detached house set on a generous 96' by 90' south facing plot with views overlooking farmlands fields to the front.

The house was originally constructed between 1958 and 1960 has been in the same family before construction and has been a family home ever since.

The property has been extensively added to with a 14'0 x 8'5 dining room/sun room and a spacious utility room.

There is a garage, an adjacent large carport and there are two workshops and an outside shed containing a toilet.

The property has a modern fitted kitchen/breakfast room 14'7 x 11'0 with Neff integrated appliances which has been re-wired and a new fuse box in the garage.

The property boasts an enclosed south facing rear garden and there is ample space for large side extensions at both sides of the property and additional rear extensions subject to planning approval.

To the front of the property is a crescent shape block paved in and out driveway providing off street parking for numerous vehicles and plenty of space of storage of caravans, motorhomes or a boat.

ENTRANCE HALL

10' 8" x 9' 00" (3.25m x 2.74m) Solid wood front entrance door through to entrance hallway, stairs rising to first floor, the Vendor informs us the stairs are made of red wood pine which came from the dismantled far end of Felixstowe Pier after the second world war, two sealed unit windows to front with leaded light and stained glass detailing, door to under stairs cupboard and two radiators.

LIVING ROOM

15' 11" x 13' 11" (4.85m x 4.24m) Windows to front with views over the fields and over the river Deben towards Ramsholt one double radiator and two single radiators, original 1950's tiled fireplace with tiled hearth and surround and marble mantle incorporating an electric fire but the Vendors inform us this could be reopened for an open fire as the chimney stack is still in place, wall lights, picture rails, decorative ceiling rose and hardwood glazed doors leading to dining room/sun room.

DINING ROOM (SINGLE STOREY EXTENSION)

14' 00" x 8' 5" (4.27m x 2.57m) Triple aspect room with windows to both sides and rear plus sliding double glazed patio doors to rear, wall light point, roof light window, the roof having been re-done in 2021o. The Vendor informs us that the glass in the patio doors and in this room is strengthened glass.

KITCHEN/BREAKFAST ROOM

14' 7" x 11' 00" (4.44m x 3.35m) A modern fitted replacement kitchen which has been completely re-wired with new fuse box in garage with a range of units comprising base drawers, cupboard, eye level units and deep pan drawers, Neff double oven, four ring gas hob and extractor hood above, hot plate, ample work-surfaces, two radiators, one and a half bowl sink unit, boiler in cupboard and two windows to the rear aspect.

INNER LOBBY

Glazed door leading to rear, corner cupboards and door through to:-

GROUND FLOOR SHOWER ROOM

Complete with fully tiled walls, Triton electric shower, vanity unit wash hand-basin, W.C., extractor fan and window to rear.

UTILITY ROOM

10' 9" x 9' 11" (3.28m x 3.02m) Worktops, plumbing for washing machine, space for tumble drier, both of which are to remain and fully glazed windows on two sides with two separate doors leading to rear garden.

FIRST FLOOR LANDING

Access to loft space, radiator and window to side which opens out onto the garage roof which is in part enclosed by decorative railings.

BEDROOM ONE

13' 11" x 11' 4" (4.24m x 3.45m) Bespoke fitted bedroom furniture comprising two double wardrobes and drawers. Behind this unit is the original fireplace which could be opened up. This is a front to back from which is full of natural light window to front with superb views over the fields and over the river Deben towards Ramsholt and a southerly facing window to the rear aspect.

BEDROOM TWO

11' 10" x 8' 7" (3.61m x 2.62m) Southerly facing window and double doors to built-in wardrobe with shelving.

BEDROOM THREE

10' 5" x 8' 6" (3.18m x 2.59m) Radiator, southerly facing window to rear and door to airing cupboard with lagged tank and shelved storage space.

BATHROOM

5' 10" x 5' 5" (1.78m x 1.65m) Comprising solid cast iron bath, wash hand-basin, half tiled walls, radiator and window front.

SEPARATE WC

W.C. and window to side.

WORKSHOP ONE

21' 9" x 11' 4" (6.63m x 3.45m) Ready to go workshop with reinforced window to side, double French doors opening out into rear garden, work-surfaces, three phase electricity and light and benches, corner sink unit and additional pull out drawers.

WORKSHOP TWO

18' 4" x 7' 8" (5.59m x 2.34m) Complete with pitched roof with eaves storage space, door to front and door to rear, fitted benches, shelving, power and light, windows and glazed door to side.

CAR PORT

19' 8" x 11' 1" (5.99m x 3.38m) Two windows to side, painted floor and open to front but could be converted to a second garage or with an internal wall knocked through to form a good size double garage.

GARAGE

16' 5" x 10' 00" (5m x 3.05m) Wider than average garage with fitted work benches, double windows to side with security bars, power and light and double wooden doors opening out to front, inspection pit and personal door leading through to inner lobby.

SOUTH FACING REAR GARDEN

A well maintained south facing rear garden. The garden is laid to lawn with a sheltered recess between the dining room and the utility room. The garden is enclosed by panel fencing and decorative panel fencing to one side and oak wire fencing to the other and is unoverlooked from the rear and sides. There is a fish pond, an area of well stocked flower/shrub borders, camelia, a wealth of bulbs, heathers and roses.

The garden continues at the right hand side of the property with a separate outside toilet enclosed in wooden station master style hut. There is a brick built arch and wall with gate leading from the front garden to the rear and established conifers.

COUNCIL TAX BAND

Band E.

ENERGY PERFORMANCE CERTIFICATE

The current energy performance rating is F(36) with a potential rating of B (81) and the current energy performance certificate is valid until 25th April 2033.

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.

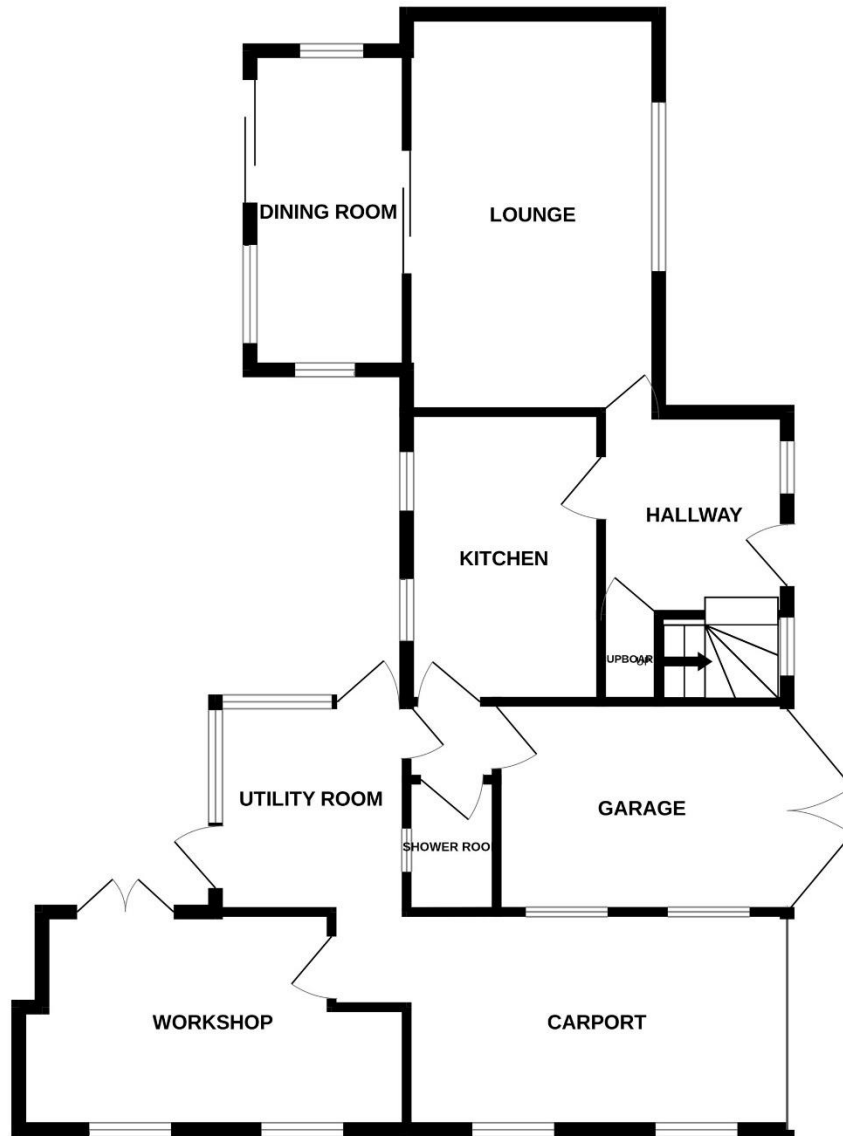
VACANT POSSESSION ON COMPLETION

VIEWING

By prior appointment with the vendors agents -
DIAMOND MILLS & CO. (01394) 282281.



GROUND FLOOR



1ST FLOOR

