



Oak Lodge

Freehold Guide Price £ 750,000

27 Burnt House Lane | Kirton | Ipswich | Suffolk | IP10 0PZ





A large, mature plot enfolds this delightful four bedroomed, detached family home of pleasing design.

Located in a quiet, private road in the popular village of Kirton, Oak Lodge benefits from spacious, good-sized accommodation throughout, gas fired central heating, UPVC double glazing, ample car parking and double garage.

The property is offered with vacant possession (no onward chain) facilitating a smooth, quick completion.

The property is in need of some updating, however offers excellent potential to be realised. An early internal inspection is strongly advised.

Part glazed front door opening to

Entrance Hall with doors to

Cloakroom

With basin, concealed cistern WC and window.

Living Room

There is a log effect gas fire set in an attractive marble surround and hearth beneath a decorative mantel. The fully glazed patio doors offer views of the rear garden. Archway to

Dining Room

With further pleasant views to the rear and door to

Kitchen/Breakfast Room

Comprising single drainer, stainless steel sink set in post formed work surfaces with cupboards and drawers under. Plenty of further storage in matching eye level cabinets. Neff double oven, 5 ring gas hob with extractor over. Breakfast bar. Fully tiled floor.

Offset Utility Area

Postformed work surfaces with space and plumbing under for washing machine and tumble drier. Space for fridge freezer. Part glazed door to side and rear of garden.

From kitchen, there is a connecting door to the entrance hall.

Study

With dual aspect windows.







Stairs from entrance hall to [First Floor Landing](#)

Window to front elevation, hatch to fully insulated loft. Airing cupboard.

[Bedroom One](#)

A good-sized double with mirror fronted, full length, built in wardrobes. Rear facing window with views of the garden.

Door to

[En Suite Shower Room](#)

A fully tiled shower cubicle, WC, pedestal basin, window, mirror and cupboards.

[Bedroom Two](#)

A double with rear views and two mirror fronted wardrobes.

[Bedroom Three](#)

A double with views to the front garden.

[Bedroom Four](#)

A further double with rear views.

[Family Bathroom](#)

A turquoise suite comprising bath, pedestal basin, WC and bidet. Mirror shelving with light and window to front.



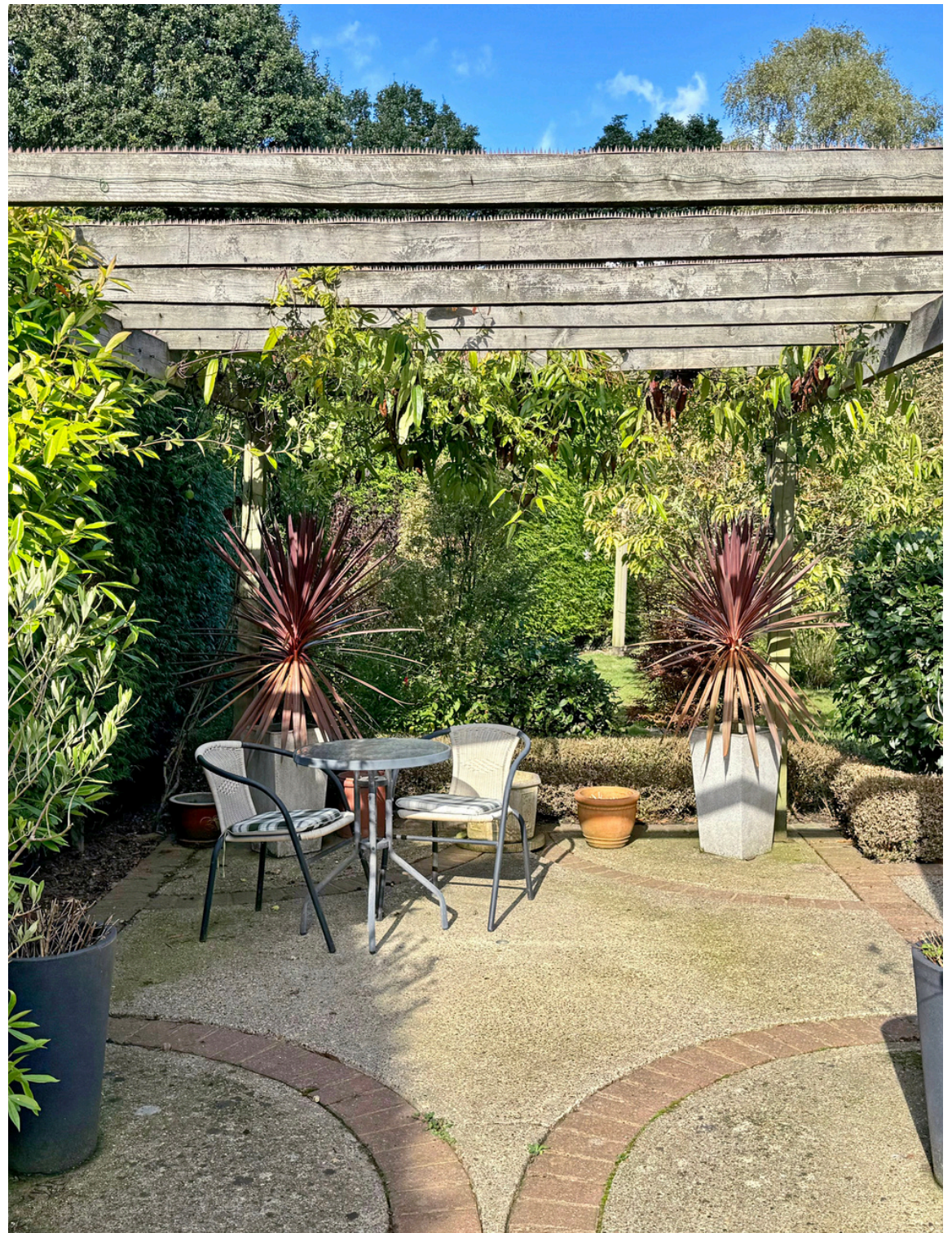


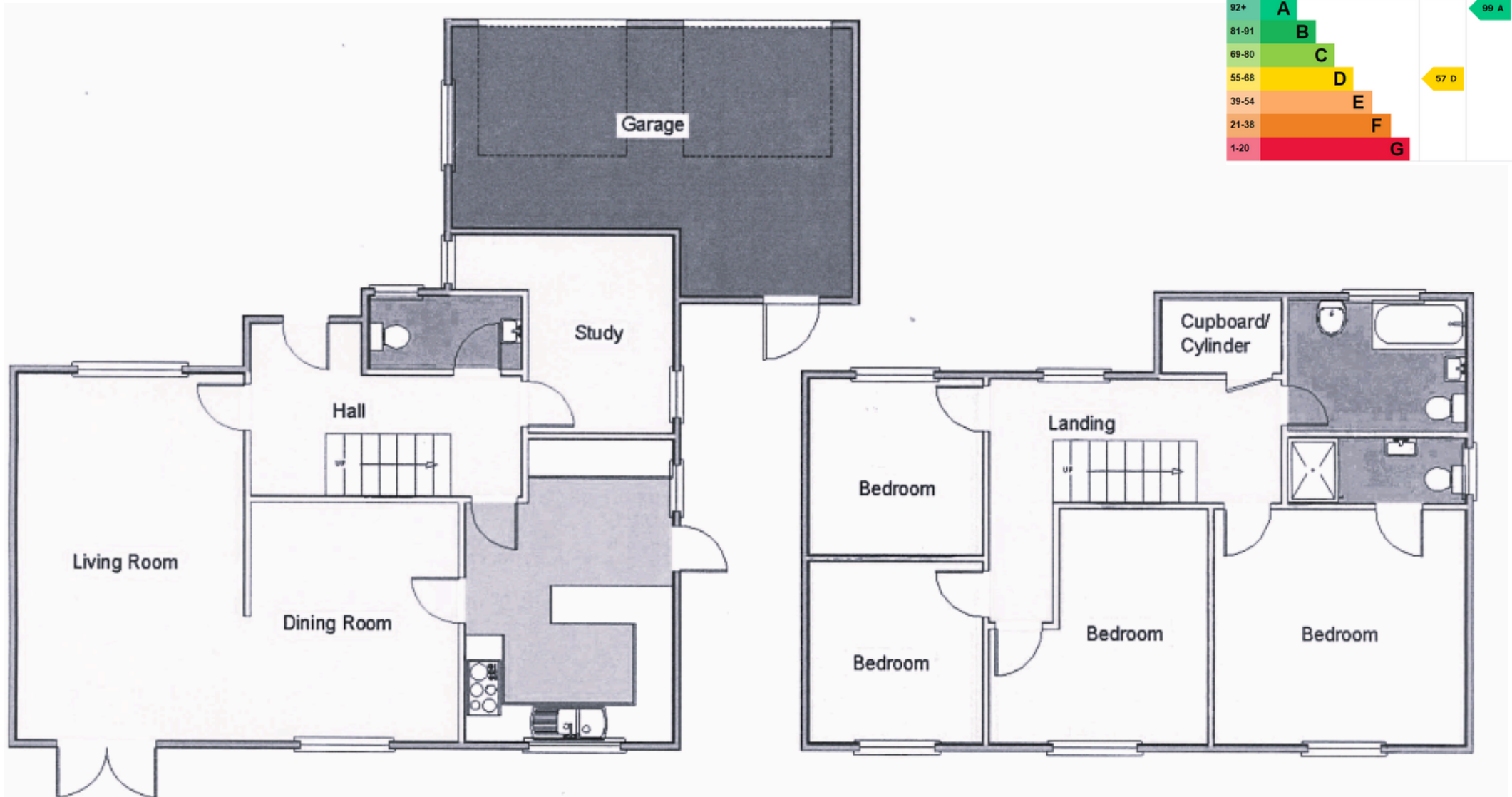
Outside

The property is approached from a private road via a large tarmacadam driveway providing parking for around six vehicles and leading to the attached double garage. The front garden is of a good size and mainly laid to neat, open lawns totally enclosed by high conifer hedging. Large oak and fir tree.

There is side pedestrian access via a wooden picket gate to the rear garden. As you enter there is a side patio area with pergola. There are outside courtesy lights all round the property. Water tap. Personal door leading to the rear of the garage in order to access the gas fired boiler. To the immediate rear there is a semi-circular patio area with good-sized open lawns interspersed with mature shrub and flower borders. There are a variety of young fruit trees and a mature fir tree. The rear garden is extremely secluded being totally enclosed by chain link fencing and high conifer hedging. To the other side of the property is a compost and water butt.







Score	Energy rating	Current	Potential
92+	A		99 A
81-91	B		
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

GROSS INTERNAL AREA
 FLOOR 1: 650 sq. ft, FLOOR 2: 485 sq. ft
 TOTAL: 1135 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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Services

We are advised by the Vendors that mains electricity, gas, water and drainage are connected. The property benefits from gas-fired central heating.

Possession

Vacant possession upon completion.

Council Tax Band

East Suffolk F - £3004.69

What Three Words

///sonic.marble.harmlessly

VIEWING ARRANGEMENTS

Strictly by appointment with the Vendor's sole Agent

Fine and Country Woodbridge - 01394 446 007

Out of hours - Mark Halls MRICS FNAEA CREA
Managing Director - 07770 814748

About The Area

Kirton is situated approximately four miles west of Felixstowe and approximately seven miles east of Ipswich.

The village offers a good range of local facilities, including a public house. Two farm shops are easily accessible. There are a number of schools within the area in both the state and private sectors and Kirton/Trimley has its own primary school.

The nearby Deben and Orwell estuaries provide a choice of water sport opportunities and there are numerous golf courses within the area. The property also enjoys access to a network of footpaths, including those leading down to the bank of the River Deben.

The A14 dual carriageway provides access to London (via the A12) as well as Cambridge, The Midlands and Stansted Airport.

There are regular main line rail services from Ipswich to London Liverpool Street Station, taking about 70 minutes, with branch line connections to neighbouring Trimley and Felixstowe.



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