



15 Paddock Close, Kirton, Ipswich, IP10 0FL

£320,000 FREEHOLD

**DIAMOND
MILLS**
Established 1908

An immaculately presented modern semi-detached house built by Taylor Wimpey in 2016 with three bedrooms, two bathrooms, a cloakroom, living room and kitchen/dining room. The house is situated in a close in the popular village of Kirton and benefits from having a South facing rear garden with open aspect, off road parking and a garage.

COVERED PORCH

Entrance door to Hall.

HALL

There is a radiator in the hall and the stairs rise to the first floor from here.

CLOAKROOM

6' x 3' 3" (1.83m x 0.99m) Fitted with a two piece white suite comprising pedestal wash basin and low level WC. There is a radiator in the cloakroom and an extractor.

UNDER STAIRS CUPBOARD

With space for Hoover etc.

LIVING ROOM (N)

13' 9" x 12' (4.19m x 3.66m) A good sized reception room with window to front and a radiator.

KITCHEN/DINER (S)

15' 6" x 9' 3" (4.72m x 2.82m) Fitted with a range of wall and base units and an inset one and a half bowl stainless steel sink unit with single drainer. The appliances include a Zanussi gas hob, an oven and filter hood. Other appliances include an Electrolux dish washer and a washer/dryer. There is a radiator in this room, an extractor and glazed external doors out onto the terrace.

LANDING

There is access to the loft void from the landing.

BEDROOM (N)

9' 9" x 9' 3" (2.97m x 2.82m) plus door recess With built in wardrobe cupboard, radiator and door to the en-suite shower room.

EN-SUITE SHOWER ROOM (N)

5' 9" x 5' 6" (1.75m x 1.68m) Fitted with a three piece suite comprising shower, pedestal wash basin and low level WC. There is a radiator in this room and an extractor.

BEDROOM (S)

10' 9" x 8' 6" (3.28m x 2.59m) This room enjoys a Southerly open aspect to the rear. Radiator.

BEDROOM (S)

11' 6" x 6' 6" (3.51m x 1.98m) Another room with a open outlook to the South. Radiator.

BATHROOM

5' 6" x 6' 6" (1.68m x 1.98m) Fitted with a white suite comprising panel bath with shower over, pedestal wash basin and low level WC. This bathroom also has a radiator in it and an extractor.

OUTSIDE

The small front garden is landscaped and a path leads to the front door.

The south facing rear garden enjoys an open aspect (in other words, there is not a house directly behind this one). Immediately to the South of the house is a paved terrace beyond which is the enclosed lawn. There is a pedestrian gate leading to the parking area and a courtesy door to the garage aswell.

OFF ROAD PARKING

There is off road parking beside the house for two vehicles (or three small ones) in front of the garage.

GARAGE

17' 9" x 9' 3" (5.41m x 2.82m) There is an up and over front floor to the garage which has power and a light connected. As previously mentioned, there is a courtesy door into the garden.

ENERGY PERFORMANCE CERTIFICATE

The current EPC rating is B(84) with a potential of A(96) which is valid until September 2026

COUNCIL TAX BAND

C

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.





117 Hamilton Road, Felixstowe, Suffolk IP11 7BL Tel: (01394) 282281

www.diamondmills.co.uk E-mail: sales@diamondmills.co.uk



