

*A three bedroom semi-detached cottage, situated on the outskirts of the village of Kirton.*

Rent £1,100 pcm

Reviewed Annually

Ref: Kirton Estate

1 Corporation Cottages  
Kirton  
Ipswich  
Suffolk  
IP10 0QD



To let unfurnished on an Assured Shorthold Tenancy for a term of twenty four months with a view to extending.

Contact Us



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## Location

1 Corporation Cottages is located just outside the quiet village of Kirton and is part of the Kirton Estate. The village of Kirton boasts a public house and an active social community based around the village hall. There is a good range of primary and secondary schools in both the public and private sector within easy reach. The nearby coastal town of Felixstowe offers a number of doctors surgeries, schools, sport facilities, restaurants and supermarkets. The property is located close to the River Deben providing recreational opportunities such as sailing and rural walks.

The county town of Ipswich lies approximately 10 miles north west, with the town of Felixstowe located within five miles of the property. Ipswich railway station offers trains to London's Liverpool Street station with the commute taking just over an hour. Trains from Felixstowe station link to this.

## The Accommodation

### Ground Floor

#### *Entrance Hallway*

Entering through external partially glazed UPVC entrance door with doors off to

#### *Utility* 5'2 x 3'7 (1.6m x 1.1m)

Fitted with grey granite effect formica worktop with space and plumbing for washing machine. Wall mounted shelf. UPVC white double glazed window. Light fitting. Tiled effect vinyl flooring. Loft hatch.

#### *Bathroom* 9'10 x 4'11 (3m x 1.5m)

Fitted with white low flush WC, pedestal wash hand basin with individual taps over and white plastic bath with chrome mixer tap and handheld shower attachment. Wall mounted electric shower unit, white plastic shower head, riser rail and shower curtain. Tiled effect vinyl flooring. Tiles acting as splashback behind hand basin and bath recess. Ceiling light fitting. Extractor fan. Chrome towel rail and a radiator. UPVC white obscure double glazed window.

#### *Kitchen* 14'5 x 9'2 (4.4m x 2.8m)

Fitted with a range of white fascia base and wall kitchen units with grey granite effect formica work surface over, incorporating a one and half bowl stainless steel sink unit with mixer tap over. White tiles acting as splashback behind work surface and sink. The floor is tiled throughout. An extractor fan is fitted over the space for an electric cooker and there is space and plumbing for a dishwasher. Radiator. Ample space for a table and chairs. Two ceiling bar spotlights. Double electric sockets. UPVC white double glazed window. Oil fired boiler situated in old fireplace.



Door through to

#### *Lounge* 12'9 x 12'5 (3.9 x 3.8m)

Good sized room with window overlooking front of the property. Fitted carpet. Blue tiled open fireplace with wooden mantel and red brick hearth. Smoke detector. Carbon monoxide detector. Two radiators. UPVC white double glazed window overlooking the front of the property. **Cupboard understairs.**



From lounge stairs leading up to

## **First Floor**

### *Landing*

Doors off to bedrooms. Loft hatch. Smoke detector. Ceiling pendant light. UPVC white double glazed window.

### *Bedroom One* 11'9 x 9'6 (3.6m x 2.9m)

A double bedroom with a UPVC white double glazed window overlooking fields beyond. Wood effect laminate flooring. Radiator. Ceiling light fitting. Built in cupboard.

### *Bedroom Two* 9'2 x 7'6 (2.8m x 2.3m)

A small double bedroom with a UPVC white double glazed window overlooking the rear garden. Wood effect laminate flooring. Radiator. Ceiling light fitting.

### *Bedroom Three* 12'1 x 6'10 (3.7m x 2.1m)

A single bedroom with a UPVC white double glazed window overlooking the rear of the property. Wood effect laminate flooring. Radiator. Ceiling light fitting. Airing cupboard fitted with hot water cylinder and controls and slatted wooden shelving above.



## **Outside**

To the front of the property there is ample off road parking, paved patio and paths leading to front entrance door and to the rear of the property. The rear garden is mainly laid to grass with fencing and mature hedging to all boundaries. The property offers a garage, shed and outbuildings which all provide useful storage space.

*Services* Electricity connected. Oil fired central heating. Private Drainage connected. Please note this will incur an annual cost. Private Water connected. Please note the water will incur a cost to the tenant of £250 every 6 months to be reviewed annually.

*Council Tax* Band C. £1,937.16 payable 2025/2026

*Local Authority* East Suffolk Council.

*Viewing* Strictly by appointment with the Agent.

*Broadband* To check the broadband coverage available in the area click this link—

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

*Mobile Phone* To check the Mobile Phone coverage in the area click this link —

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

NOTE: Items depicted in the photographs or described within these particulars are not necessarily included within the tenancy agreement. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

**Date: September 2025**



## Directions

Heading East on the A14, take the exit signposted Kirton, after junction 59. Proceed along Innocence Lane until reaching the cross roads. Turn left towards the village of Kirton. Proceed with through the village and turn right onto Park Lane. At the entrance to Kirton Lodge bare right onto the farm track, continue along the track and 1 Corporation Cottages is the first on the left hand side.

For those using the What3Words app:  
 /////campfires.hung.rewriting



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		101  A
81-91	B		
69-80	C		
55-68	D		
39-54	E	46  E	
21-38	F		
1-20	G		

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