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Felixstowe Road

East Ipswich, IP3 8DT

Asking price £300,000

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Front Garden
There's a block paved driveway to the front providing off road parking for two vehicles, there's a gate to a covered passageway and to the side of this is access to the garage.

Entrance Porch
Double glazed entrance door to entrance porch with double glazed windows either side and double glazed door into the entrance hallway.

Entrance Hallway
Radiator with bespoke cover, stairs rising to the first floor with cupboard under the stairs and door to the lounge, dining room and the kitchen.

Lounge
12'2" x 10'10" (3.72 x 3.31)
Double glazed bay window to front, two radiators, coved ceiling and feature fire surround

Dining Room
15'4" x 10'9" (4.69 x 3.30)
Radiator, fire surround, coved ceiling, double glazed French doors to the outside.

Kitchen
11'11" x 6'10" (3.63m x 2.08m)
Modern refitted kitchen comprising single drainer stainless steel sink unit with a mixer tap and cupboards under, excellent range of work surfaces with drawers, cupboards, and appliance space under with upright housing double oven to the side with further wall mounted cupboards to the side, hob with extractor over, further worksurface with drawers, cupboards under and wall mounted cupboards over, double glazed window to rear, radiator and door to the lean to conservatory.

Lean to Conservatory
10'5" x 6'8" (3.18 x 2.05)
Double glazed window to side, tile flooring and double glazed French style doors to the outside.

Landing
Double glazed window to side, access to loft and doors to all bedrooms and the bathroom.

Bedroom One
14'8" x 11'1" (4.47m x 3.38m)
Double glazed bay window to front, two radiators, coved ceiling and IKEA style wardrobes to remain.

Bedroom Two
11'2" x 10'10" (3.40m x 3.30m)
Double glazed window to rear, radiator, coved ceiling and wardrobes to remain.

Bedroom Three
7'11" x 6'6" (2.41m x 1.98m)
Double glazed window to front, radiator and coved ceiling.

Bathroom
6'10" x 6'9" (2.10 x 2.08)
Panel bath with a mixer tap, separate shower and screen, wash basin with a mixer tap and cupboards under, low-level W.C., tiled walls, obscured double glazed window to the rear, heated towel rail and a built-in cupboard housing the wall mounted Worcester Bosch boiler.

Rear Garden
The rear garden itself is enclosed by timber fencing, mainly laid to lawn with well stocked flower and shrub borders. We understand from the vendor, the garden shed and summer house are to remain alongside a patio to the rear.

Garage
With power and light and window to the rear.

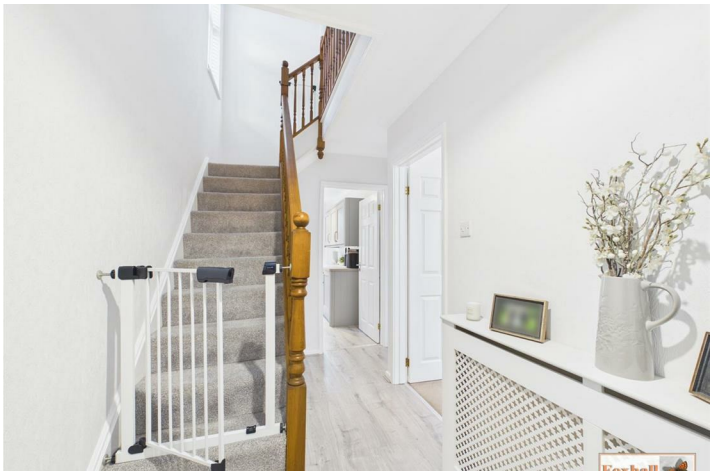
Agents Notes
Tenure - Freehold
Council Tax Band - B














Sweet
dreams



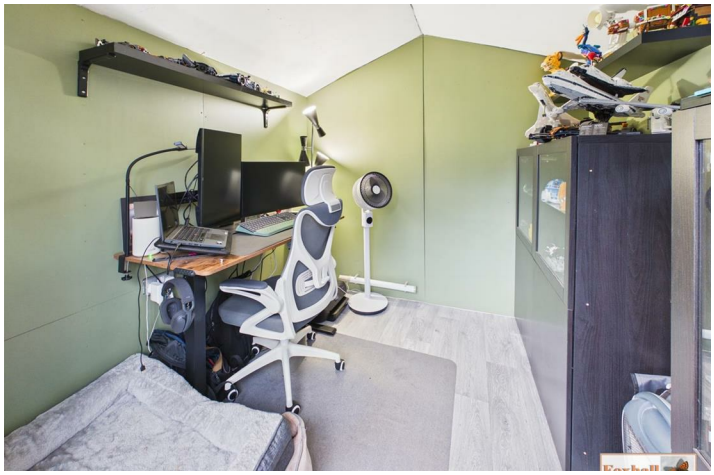


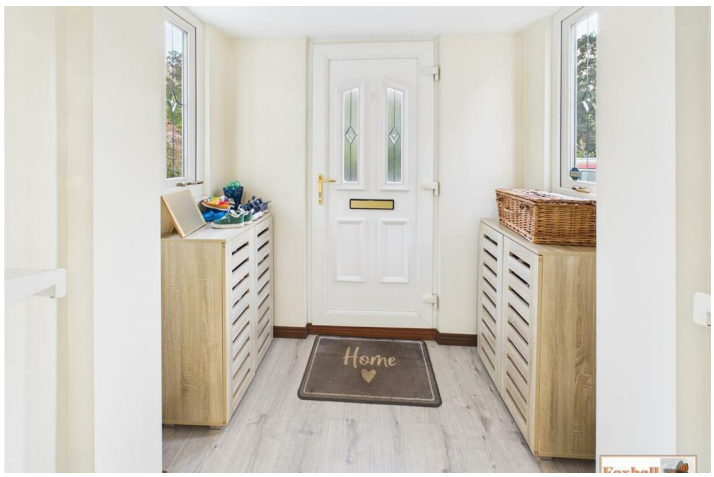



Mummy and Me








Home

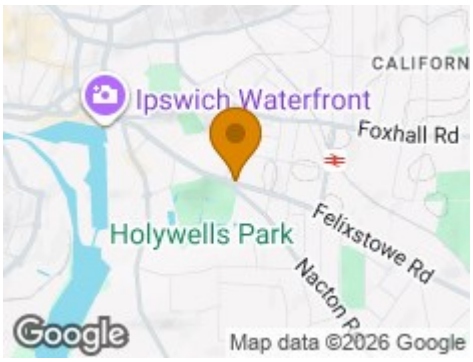
Road Map



Hybrid Map



Terrain Map



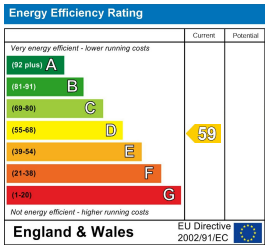
Floor Plan

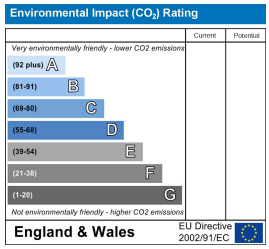


Viewing

Please contact us on 01473 721133 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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