



**26 Bath Road, Felixstowe, IP11 7JW**

**£600,000 FREEHOLD**

**Situated within close proximity to the Felixstowe town centre and beach seafront, and being set back from the main road, is this rarely available unique and charismatic 4/5 bedroom detached bungalow with loft room.**



In addition the property benefits from an entrance loggia, off-road parking, garage/workshop, utility room and well presented large front garden with a smaller rear garden.

The accommodation in brief comprises; entrance lobby, entrance hall, lounge, bedroom/study, four further bedrooms, kitchen/diner, bathroom, separate WC, utility room.

The property is conveniently located close to the town centre and the beach, Colneis Junior & Fairfield schools are also located nearby both boasting an OFSTED rating of good.

Being such a unique property with a fascinating history of being former artisan workshops, an early viewing is highly recommended.

Opening into entrance loggia.

**LOGGIA** Brick built base with a rendered finish with covered openings overlooking the front garden, entrance door opening in to:

**ENTRANCE HALL** 'L' shaped entrance, original wood flooring part carpeted, two radiators, storage cupboard, airing cupboard, three windows to side aspect overlooking front garden, spiral staircase to loft room, doors feeding off to:

**LOUNGE 18' 4" x 13' 1" (5.59m x 3.99m)**

Original wood flooring, two radiators, TV points, wood burner, two windows to side aspect and three floor to ceiling windows to front aspect.

**KITCHEN / DINER 18' 4" x 13' 9" (5.59m x 4.19m)**

Wood fitted worktops with storage units and drawers below. Ceramic one and a half bowl sink unit with mixer tap and single drainer. Eye level double oven. Five ring gas hob with extractor above. Space and plumbing available for dishwasher. Two radiators. Pantry cupboard. Original wood flooring. Triple aspect windows to front, side and rear with stable doors opening to rear garden. Access to loft space.

**BEDROOM 1. 14' 7" x 13' 1" (4.44m x 3.99m)**

Window to side aspect, radiator.

**BEDROOM 2. 13' 2" x 11' 3" (4.01m x 3.43m)**

Window to side aspect, radiator, built-in wardrobes, curved feature wall.

**BEDROOM 3. 11' 9" x 9' 9" (3.58m x 2.97m)**

Radiator, two windows to rear aspect.

**BEDROOM 4. 9' 7" x 7' 11" (2.92m x 2.41m)**

Radiator, window to side aspect.

**BEDROOM 5 / STUDY 11' 9" x 6' 10" (3.58m x 2.08m)**

Original wood flooring, radiator, window to rear aspect.

**BATHROOM 7' 9" x 6' 6" (2.36m x 1.98m)**

Suite comprising; low-level WC, hand wash basin, panel bath with shower above. Radiator, obscured window to rear aspect.

**CLOAKROOM** Suite comprising low-level WC, hand wash basin. Obscured window to rear aspect.

**LOFT ROOM 29' 6" x 10' 5" (8.99m x 3.18m)**

Velux Windows, access to eaves storage.

**UTILITY ROOM 8' x 6' 2" (2.44m x 1.88m)**

Fitted worktops with storage units and drawers below, stainless steel sink unit with single drainer, space and plumbing available for a washing machine. Baxi boiler located in utility room.

**FRONT GARDEN**

A large front garden set back from Bath Road offering a good degree of privacy from neighbouring properties. The front garden is mainly laid to lawn when established shrubs and plants border with a garden path leading to entrance door. Free parking available for one vehicle, vegetable patch, outside store, site access, outside tap, access to utility room.

**REAR GARDEN**

Courtyard style rear garden with a decking area and further area laid to lawn. Storage shed. Log store. Rear access gate. Service door into garage/workshop.

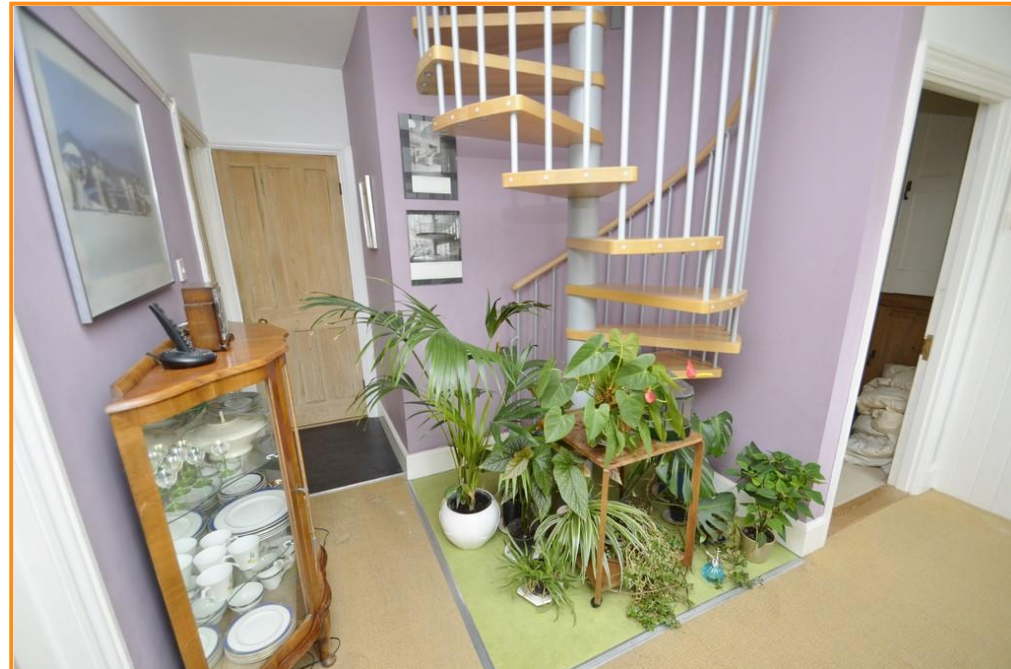
**GARAGE / WORKSHOP**

Light and power connected. Doors opening to rear greenway.

**COUNCIL TAX**

Band 'D'







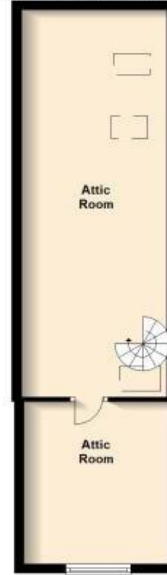




**Ground Floor**  
Approx. 168.4 sq. metres (1812.9 sq. feet)



**First Floor**  
Approx. 37.4 sq. metres (402.4 sq. feet)



Total area: approx. 205.8 sq. metres (2215.3 sq. feet)  
Not To Scale For Identification Purposes Only  
Plan produced using The Mobile Agent.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	47	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	