



8 Croutel Road, Felixstowe, IP11 7EF

£595,000 FREEHOLD

A charming and elegant Edwardian detached family house offered for sale for the first time since 1979.

The spacious accommodation is set over three floors and briefly comprises reception hallway, cloakroom, living room, dining room, garden room, kitchen / breakfast room, seven bedrooms and a cellar.

The property has retained a wealth of original features and character including picture rails, high skirting boards, natural pine flooring and abundance of open fireplaces.

Further benefits include gas fired central heating, a mixture of original sash windows with secondary double glazing and replacement UPVC double glazing, a single garage and a beautiful mature landscaped rear garden.

The property is ideally situated in close proximity to the town centre with a variety of both local and national high street stores and railway station with links to London via Liverpool Street.

Original stained glass leaded light double doors opening to:-

ENTRANCE PORCH Quarry tiled floor, vaulted ceiling, glazed door opening to the entrance hall and door to:-

CLOAKROOM Coloured suite comprising low level W.C., wash hand basin, window to the front aspect.

RECEPTION HALLWAY 16' 6" x 11' (5.03m x 3.35m)

A beautiful entrance with natural pine features including high skirting boards, flooring, wall panelling, picture rails, hand rail and balustrades. Stained glass leaded light window to the side aspect, door with staircase leading down to the cellar.

CELLAR Sub divided into two areas.

AREA ONE 10' 9" x 9' 9" (3.28m x 2.97m)

Fitted wine racks and shelving, walk-in larder.

AREA TWO 10' 10" x 6' (3.3m x 1.83m)

Floor standing Ideal E Type gas fired boiler, fitted double door cupboard.

LIVING ROOM 17' 3" x 16' 6" max reducing to 12'10" (5.26m x 5.03m)

Many original features including high ceilings, skirting boards, picture rails, ceiling cornices, archway and open fireplace with attractive surround, tiled hearth. Natural pine floor, wall light points, secondary double glazed square bay window to the front aspect, secondary double glazed window to the side aspect and UPVC double glazed door opening to the side. Twin opening double doors with attractive coloured stained glass leaded light panels opening to:-

DINING ROOM 15' x 13' 10" (4.57m x 4.22m)

Original fireplace surround with tiled hearth, gas fire, high skirting boards, picture rails, recess with dresser style cupboard with shelving and glass fronted doors. Two windows to the side aspect. Glazed double doors opening to:-

GARDEN ROOM 17' x 14' 6" (5.18m x 4.42m)

Range of fitted cupboards, radiator, UPVC double glazed windows to the side and rear aspect overlooking the garden.

KITCHEN / BREAKFAST ROOM 17' 7" x 11' 2" (5.36m x 3.4m)

Range of units comprising base cupboards and drawers with work surfaces over, double bowl stainless steel sink unit with mixer tap, fitted eye level cupboards, glass fronted shelves, built-in stainless steel double oven, stainless steel gas four ring hob, space and plumbing for automatic dishwasher, plumbing for automatic washing machine, radiator, UPVC double glazed windows to the side and rear aspect. Door to:-

REAR LOBBY Sealed unit double glazed door opening to the rear garden.

FIRST FLOOR LANDING Split level staircase with natural pine hand rails and balustrades leading to the second floor. Secondary double glazed stained glass leaded light window to the side aspect radiator, natural pine picture rails and door surrounds.

BEDROOM 1. 15' max into wardrobe reducing to 13' x 13' 6" (4.57m x 4.11m)

Range of fitted wardrobes to one wall, fireplace surround with tiled hearth, natural pine floor, picture rail, wash hand basin with waterproof splashback and double door vanity cupboard below, radiator, UPVC double glazed sash window to the side and rear aspect, walk-in tiled shower cubicle with Bristan shower unit and extractor fan.

BEDROOM 2. 16' 4" into bay reducing to 12' 10" x 13' 8" (4.98m x 4.17m)

Picture rail, natural pine floor, original fireplace surround, tiled hearth, radiator, UPVC double glazed window to the side aspect. Secondary double glazed square bay window to the front aspect.

BEDROOM 3 11' x 9' 8" (3.35m x 2.95m)

Cast iron fireplace surround, picture rail, built-in double door wardrobe, matching eye level cupboards, radiator, window to the front aspect.

BEDROOM 4. 12' 8" max reducing to 11' x 9' 2" (3.86m x 2.79m)

Vanity wash hand basin, tiled splashbacks, built-in double door airing cupboard with pre-insulated lagged hot water cylinder, slatted shelves, double door eye level cupboard, picture rail, further double door wardrobe, radiator, UPVC double glazed sash style window to the rear aspect.

BATHROOM Modern re-fitted white suite comprising panelled bath with mixer tap, Mira Sport shower unit, glazed shower screen, wash hand basin with mixer tap, low level W.C., part tiled walls, radiator / chrome heated towel rail, built-in storage cupboard, two sash windows to the side aspect.

SECOND FLOOR LANDING Doors leading to:-

BEDROOM 5. 13' x 9' 6" (3.96m x 2.9m)

Radiator, built-in eaves cupboard, UPVC double glazed window to the front aspect.

BEDROOM 6. 10' 4" x 9' 6" reducing to 7' 10" (3.15m x 2.9m)

Built-in double door cupboard, radiator, window to the side aspect.

BEDROOM 7/STUDY 9' 7" x 6' 2" (2.92m x 1.88m)

Radiator, UPVC double glazed window to the front aspect.

BATHROOM 2 Primrose coloured suite comprising panelled bath, wash hand basin, low level W.C., part tiled walls, radiator / towel rail, built-in cupboard, access to loft space, Velux window to the side aspect.

OUTSIDE The property has an attractive cottage style front garden with shrubs and flower borders, paving and pathway, picket fencing to the front, adjacent driveway enabling off street parking for two/ three vehicles and enabling access to **SINGLE GARAGE** 22' 6" x 8' 6" and height of 9', up and over door, two electric lights, UPVC double glazed window to the rear aspect, personal door opening to the rear garden. To the rear of the property there is a beautiful and interesting garden comprising patio area, lawn with extensive borders stocked with a variety of established planting interspersed with trees and partially divided with pathways and additional borders containing Bamboo, box hedging and fruit trees. Timber fencing to the boundaries.







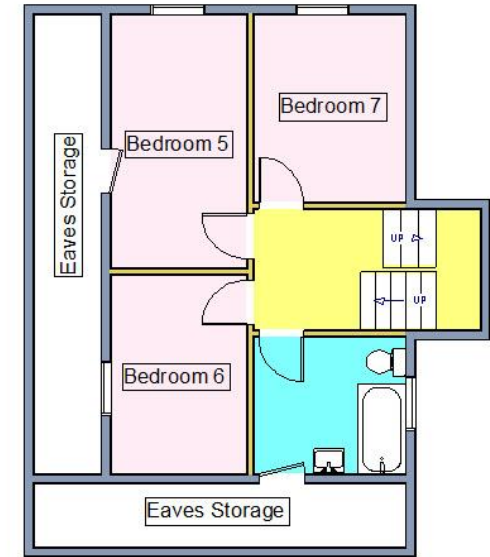
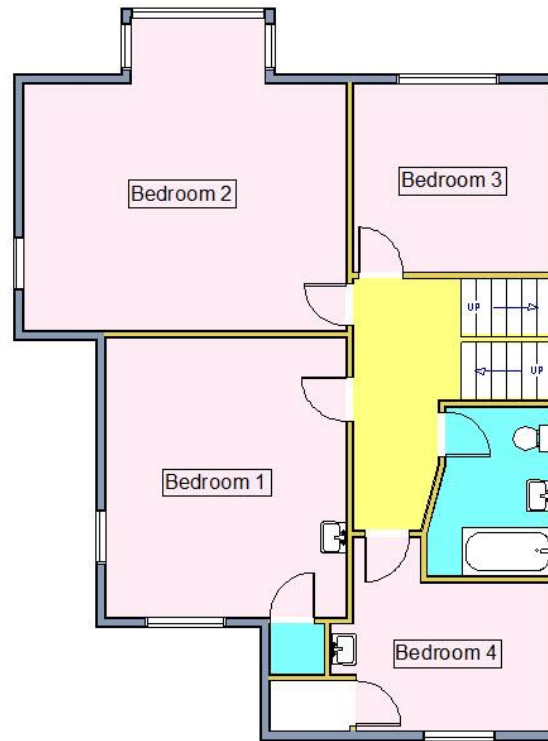
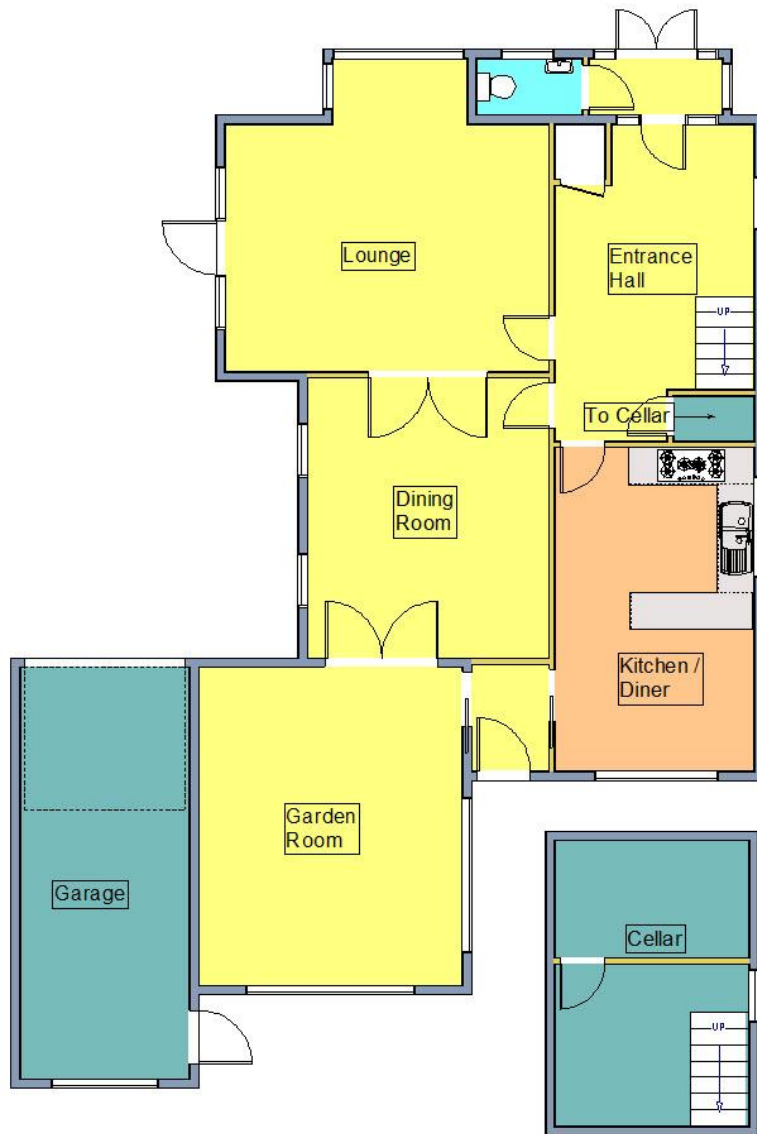












COUNCIL TAX BAND 'F'

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