



## 3 Bacton Road, Felixstowe, IP11 7PZ

**£550,000 Freehold**

Situated within close proximity to the Felixstowe town centre and beach promenade is this rarely available, beautifully presented modern four bedroom semi detached townhouse.

The property offers flexible accommodation and is set over four floors. Further benefits include off road parking, garage, two en-suites, open plan kitchen / dining / family room, utility room and the potential for a self contained annexe on the lower ground floor.

Additionally there is also a balcony to the front of the property offering distant sea views.

Heating is supplied in the form of gas fired central heating to radiators and windows are of double glazed construction.

A viewing is highly recommended to appreciate the modern, spacious and flexible accommodation on offer.

Steps leading to the covered entrance porch, under steps outside meter cupboard. UPVC entrance door opening to:-

**ENTRANCE PORCH 6' 9" x 3' 6" (2.06m x 1.07m)**

Obscured window to the front aspect. Further door opening to:-

**ENTRANCE HALL** Radiator, windows to the side aspect., stairs leading to the first floor and further stairs leading to the lower ground floor, door leading to:-

**LOUNGE 20' 8" x 14' 5" reducing to 10' 8" (6.3m x 4.39m)**

Solid wood flooring, radiator, T.V point, window to the front aspect, wall lights, double door opening into:-

**OPEN PLAN KITCHEN / DINING / FAMILY ROOM**

**DINING AREA 10' 9" x 7' 11" (3.28m x 2.41m)**

Radiator, tiled flooring, opening to:-

**FAMILY ROOM 19' 3" x 8' 8" (5.87m x 2.64m)**

Matching tiled flooring, radiator, window to the side aspect, two patio doors overlooking the rear garden. Opening to:-

**KITCHEN 15' x 9' 10" (4.57m x 3m)**

Modern re-fitted kitchen comprising fitted worktops Shaker style units above and matching storage units and drawers below, stainless steel one and half bowl sink unit with hose style mixer tap and single drainer, integrated appliances such as dishwasher, wine cooler, double oven with double microwave/grill above, five ring gas hob with cooker hood above, space for freestanding American fridge freezer, window to the side aspect, spotlights, under counter and kick board lighting.

**LOWER GROUND FLOOR**

**LOBBY AREA** Tiled flooring, large under stairs storage cupboard radiator, further storage cupboard, door to outside. Door opening to:-

**CLOAKROOM** Suite comprising low level W.C., extractor fan, door to:-

**ENTERTAINMENTS ROOM 20' 8" x 16' 2" (6.3m x 4.93m)**

Solid wood flooring, radiator, T.V point. Large walk-in storage cupboard 6'1" x 4'4" with tiled flooring, fitted worktops and storage units above and matching units below.

**UTILITY ROOM 6' 3" x 6' 1" (1.91m x 1.85m)**

Space and plumbing available for a washing machine worktops, radiator, tiled flooring.

**GARAGE 17' 7" x 10' 6" (5.36m x 3.2m)**

Light and power connected, electric roller door. (Could be converted to living accommodation subject to necessary planning permission).

**FIRST FLOOR LANDING** Stairs leading to the second floor, window to the side aspect, storage cupboard, radiator, obscured glazed door opening onto the balcony to the front aspect with wrought iron railings and offers distant views of the sea.

**BEDROOM 1. 12' 10" x 10' 6" (3.91m x 3.2m)**

Radiator, T.V point, window to the rear aspect and features a walk-in wardrobe measuring 10'6" x 4' 3" comprising fitted wardrobe units. Door to:-

**EN-SUITE SHOWER ROOM 9' 9" x 8' 9" reducing to 5' 10" (2.97m x 2.67m)**

Suite comprising hand wash basin with mixer tap and a double width walk-in shower cubicle with twin rainfall shower heads, heated towel rail, obscured window to the rear aspect, built-in storage cupboard. Spotlights.

**BEDROOM 2. 11' x 10' 9" (3.35m x 3.28m)**

Radiator, window to the front aspect.

**SHOWER ROOM 8' 5" x 5' 11" (2.57m x 1.8m)**

Modern suite comprising low level W.C., wash hand basin with mixer tap, double width walk-in shower cubicle with twin shower heads, fully tiled walls, heated towel trail, two obscured windows to the side aspect.

**SECOND FLOOR LANDING** Access to loft space, two storage cupboards, doors leading to:-

**CLOAKROOM** Low level W.C., extractor fan, fully tiled walls and floors.

**BEDROOM 3. 14' 5" x 10' 9" (4.39m x 3.28m)**

Radiator, window to the rear aspect, archway opening to:-

**EN-SUITE 9' 9" x 7' (2.97m x 2.13m)**

Suite comprising vanity hand wash basin with mixer tap and storage cupboards below, panelled bath with mixer tap and shower head attachment, fully tiled walls, radiator, restricted ceiling height with Velux window to the rear aspect, airing cupboard housing hot water cylinder.

**BEDROOM 4. 14' 2" x 10' 10" (4.32m x 3.3m)**

Radiator, window to the front aspect. Built-in wardrobes, distant sea views.

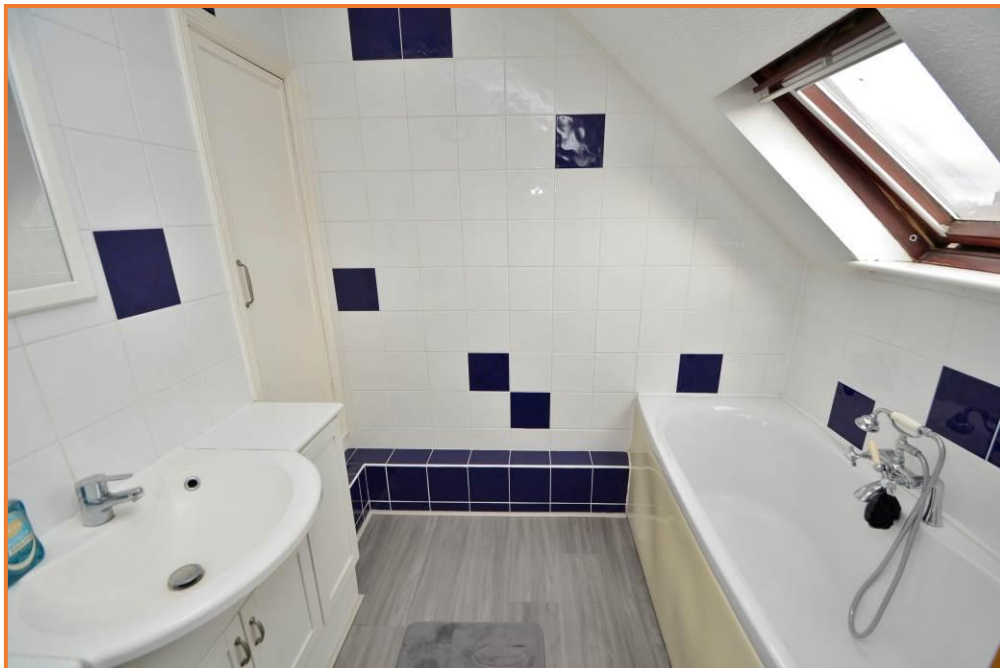
**OUTSIDE** The property offers a driveway allowing off road parking for one vehicle, steps leading to the raised front garden which is low maintenance and shingled, outside light.

The rear garden has brick wall to the boundaries and consists of a good size wrap around patio area leading to hardstanding area, outside tap, large storage shed. Mainly laid to lawn, decking area, outside sockets, raised flower beds, also offering a good degree of privacy.

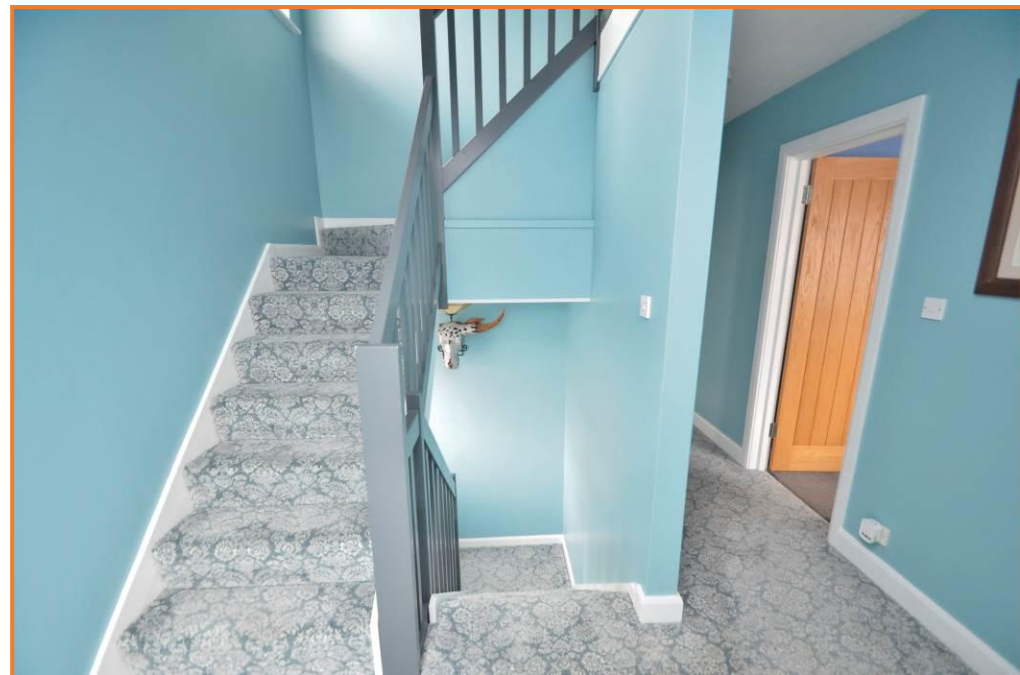
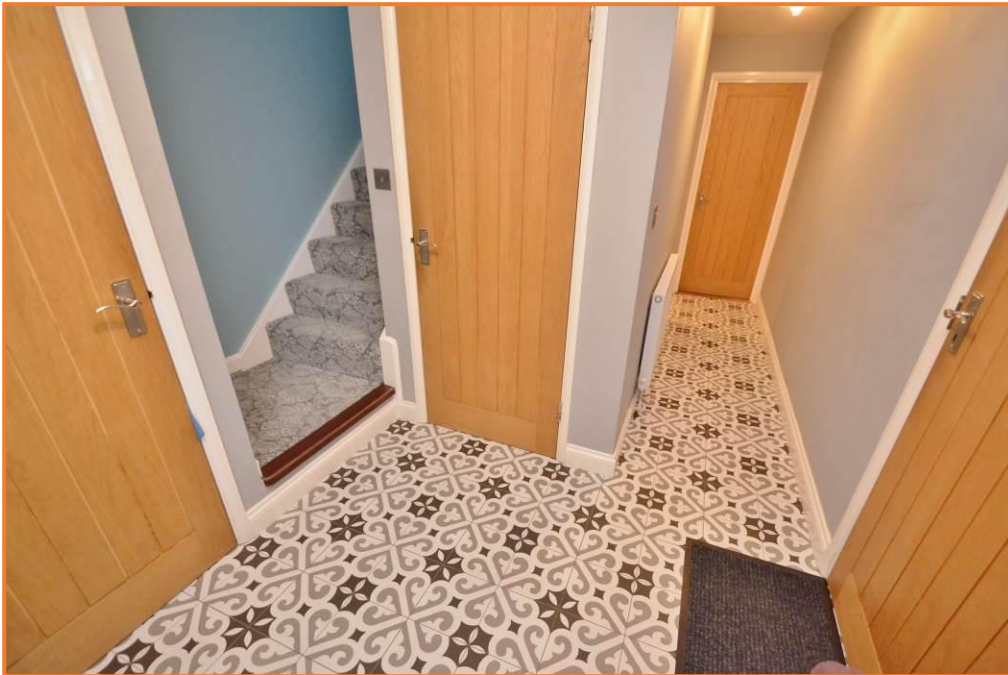
**COUNCIL TAX** Band 'E'














## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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