



Broadway, Golf Road, Felixstowe, IP11 7NB

GUIDE PRICE £725,000

A rare opportunity to purchase an individual architect designed detached bungalow built in 1964 of traditional brick cavity wall construction beneath a pitched tiled roof.

The accommodation briefly comprises reception hallway, lounge, separate dining room, kitchen, double glazed conservatory, inner hallway, three good size bedrooms, bathroom and two separate W.C's.

Further benefits include a driveway enabling off street parking for numerous vehicles and access to a double garage, gas fired central heating via radiators and UPVC double glazed windows.

Broadway stands within superb and secure landscaped gardens extending to all sides, with the rear garden having a south / easterly aspect and offering excellent privacy.

The property is located in one of Felixstowe's most sought after residential locations, a few minutes walk to the sea, beach, promenade and Cobbolds Point and is convenient for golf and sailing facilities at The Ferry and is less than one mile from Felixstowe's main town centre shopping thoroughfare.

UPVC double glazed entrance door and side panel opening to:-

RECEPTION HALLWAY 13' 6" x 6' 2" (4.11m x 1.88m)

Radiator, telephone point, doors leading off.

LOUNGE 16' 6" x 15' (5.03m x 4.57m)

Stone fireplace surround with matching hearth, four wall light points, T.V points, radiator, UPVC double glazed window overlooking the rear garden. Glazed double doors opening to:-

DINING ROOM 11' 4" x 10' (3.45m x 3.05m)

Radiator, UPVC double glazed window to the rear aspect, door to the kitchen and door to:-

GARDEN ROOM 25' 3" max reducing to 19' x 7' 6" (7.7m x 2.29m)

Brick cavity wall base with pitched polycarbonate roof, UPVC double glazed windows, tiled floor, UPVC double glazed French doors opening to the rear garden.

KITCHEN 15' 10" max reducing to 11' 10" x 11' 3" (4.83m x 3.43m)

Fitted with a range of units with an oak trim finish comprising base cupboards and drawers with woodgrain effect work surfaces over, inset stainless steel single drainer sink unit with mixer tap, tiled splashbacks, matching eye level cupboards, pantry units, space and plumbing for automatic washing machine, Bosch electric four ring hob with concealed extractor hood over, Bosch electric oven and Panasonic microwave, breakfast bar, radiator, ceiling spotlights, space for fridge and freezer, UPVC double glazed window to the front aspect.

SIDE LOBBY Skylight window, tiled floor, built-in storage cupboard, personal door to the double garage, UPVC double glazed door to the front aspect.

BOILER ROOM 6' 7" x 4' 6" plus recess (2.01m x 1.37m)

Flor standing Ideal Mexico gas fired boiler, pre-insulated lagged hot water cylinder, fitted shelving, window to the rear aspect.

SEPARATE W.C White low level suite, part tiled walls, tiled floor, double glazed window to the front aspect.

INNER HALLWAY (LEADING FROM THE RECEPTION HALL) 21' x 7' 6" max reducing to 4' (6.4m x 2.29m)

Radiator, access to loft space, UPVC double glazed window to the side aspect.

BEDROOM 1. 15' 6" x 13' 6" (4.72m x 4.11m)

Twin built-in double door wardrobes with cupboards over, radiator, UPVC double glazed windows to the side and rear aspects.

BEDROOM 2. 15' 3" x 13' 6" (4.65m x 4.11m)

Radiator, wash hand basin, built-in double door wardrobe with cupboards over, UPVC double glazed windows to the front and side aspect.

BEDROOM 3. 11' x 9' (3.35m x 2.74m)

Built-in double door wardrobe cupboard with cupboards over, radiator, UPVC double glazed window to the side aspect.

BATHROOM 9' x 6' 2" (2.74m x 1.88m)

Champagne coloured suite comprising corner panel bath with mixer tap and shower attachment, corner shower cubicle with Aqualisa shower, wash hand basin, fully tiled walls, extractor fan, chrome heated towel rail / radiator.

SEPARATE W.C. Low level suite, part tiled walls, UPVC double glazed window to the side aspect.

OUTSIDE The property stands within a secure and beautiful landscape garden, with a maximum frontage of approximately 120' accessed via wrought iron double gates leading to a tarmac driveway with off street parking for numerous vehicles. Lawns with mature and well stocked borders provide privacy, in addition to a low brick wall with wrought iron railings to the front boundary. External lighting, cold water tap.

DOUBLE GARAGE 18' 2" x 17' 8" (5.54m x 5.38m)

Remote control up and over door and separate UPVC double glazed casement door, power and light connected, work bench and cupboards, windows to the side and rear aspects and personal door to the garden room.

REAR GARDEN

To the rear of the property there is a beautiful enclosed landscaped garden offering excellent privacy and benefitting from a south / easterly aspect comprising paved patio, lawn with established hedge screening, well stocked flower and shrub borders, further area to the eastern side of the bungalow with lawn shaped borders, screening and greenhouse. External lighting.











