



1 Old Fort Road, Felixstowe IP11 2GG

£400,000 FREEHOLD

A superbly presented light and bright end of terrace house constructed in 2015 to a high standard by the Bloor Home group of developers and offering superb views of the sea and Martello Tower from the living room, Juliette balcony and also covered balcony leading from the master bedroom.

The accommodation briefly comprises entrance hall, lounge, kitchen / dining room with utility area leading off, cloakroom, first floor landing with study area, first floor accommodation consisting of a family bathroom and two bedrooms, one of which has a Juliette balcony overlooking the sea and with a master bedroom on the second floor incorporating fitted wardrobes, en-suite shower room and enabling access to a covered balcony with glorious views of the sea.

Additional benefits include full gas fired central heating via radiators with a modern combination boiler, UPVC double glazed windows and external doors, off road parking for two vehicles to the rear and the remainder of a LABC warranty commencing 2015.

The property is situated a stones throw from the sea and promenade with direct access to Martello Park, a short distance from Landguard Point and less than one and a half miles from Felixstowe's main town centre shopping thoroughfare.

Composite double glazed entrance door opening to:-

ENTRANCE HALL Radiator, staircase leading to the first floor, central heating thermostat.

LOUNGE 18' 2" into bay reducing to 16' 6" x 11' 10" (5.54m x 3.61m)

A light, bright dual aspect room with UPVC double glazed windows to the side and UPVC double glazed bay windows to the front aspect with views of the sea, two radiators, T.V point, under stairs storage cupboards, door to:-

KITCHEN / DINING ROOM 11' 6" x 11' 6" (3.51m x 3.51m) Fitted with a comprehensive range of high gloss finished units comprising base cupboards and saucepan drawers, fitted worktops with matching upstands, composite single drainer one and a half bowl sink unit with mixer tap, matching eye level cupboards with under cupboard lighting and also over cupboard lighting, range of fitted appliances including Siemens four ring induction hob with concealed

extractor over, integrated fridge and freezer and dishwasher, tiled floor, Siemens double oven, UPVC double glazed window to the side aspect, UPVC double glazed French doors and side panels opening to the rear raised decking area.

UTILITY AREA 5' 8" x 3' 3" (1.73m x 0.99m)

Matching high gloss finished units with integrated washing machine and cupboard housing Alpha combination gas fired boiler, tiled floor central heating and hot water programmer.

CLOAKROOM White suite comprising low level W.C., wash hand basin with mixer tap tiled splashback, tiled floor, extractor fan, radiator.

FIRST FLOOR LANDING WITH STUDY AREA 21' 2" x 6' 7" (6.45m x 2.01m)

UPVC double glazed window to the front aspect with sea view, radiator, built-in shelved storage cupboard, staircase leading to the second floor.

BEDROOM 2. 15' 2" x 8' 4" (4.62m x 2.54m)

A light, bright dual aspect room with UPVC double glazed window to the side aspect and UPVC double glazed French doors opening to a Juliette Balcony with direct views of the sea, radiator.

BEDROOM 3. 12' 10" x 8' 4" (3.91m x 2.54m)

Dual aspect room with UPVC double glazed windows to the side and rear aspect, radiator.

FAMILY BATHROOM Modern white suite comprising panelled bath with mixer tap and shower attachment, full height tiled surround, glazed shower screen, low level W.C., wash hand basin with mixer tap, tiled splashbacks, chrome heated towel rail / radiator, electric shaver point, tiled floor, LED ceiling spotlights, extractor fan, UPVC double glazed window to the rear aspect.

SECOND FLOOR LANDING Door to:-

BEDROOM 1. 19' max reducing to 13' 2" x 10' (5.79m x 3.05m)

Radiator, two mirror fronted double door wardrobes, access to loft space, UPVC double glazed French doors and side panels enabling access to the balcony and with direct superb sea views.

ENSUITE SHOWER ROOM Modern white suite comprising fully tiled shower cubicle with Aqualisa shower unit, glazed sliding shower door, wash hand basin with mixer tap, low level W.C., tiled splashbacks, tiled floor, chrome heated towel rail / radiator, extractor fan, LED ceiling spotlights, UPVC double glazed window to the rear aspect.

COVERED BALCONY 14' 8" in width (4.47m)

Offering stunning sea views wrought iron railings, timber decking.

OUTSIDE To the front of the property there is a sloping landscaped garden planted with a variety of shrubs, enclosed by wrought iron railings and brick wall with path and steps leading to the entrance door.

To the rear of the property there is a low maintenance style garden comprising raised decking seating area with storage below and steps leading down to an enclosed paved patio area with brick wall and fencing to the boundaries, cold water tap and external lighting, wrought iron gate leading to a driveway with two off street parking spaces and adjacent brick wall enabling privacy and security. Electric vehicle car charging point.

COUNCIL TAX BAND

Band 'D'







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		

