



12 Bacton Road, Felixstowe, IP11 7PZ

£625,000 FREEHOLD

A beautifully presented and tastefully modernised Victorian bay fronted house with spacious accommodation set over three floors situated within a few minutes walk of the sea, promenade and town centre.

The accommodation briefly comprises entrance porch, entrance hallway, lounge, separate dining room, re-fitted kitchen / breakfast room with integrated appliances, six bedrooms, spacious family bathroom and recently re-fitted shower room.

Further benefits of this charismatic and elegant property include the retention of many of the original period features such as interior doors, high skirting's, picture rails, ceiling covings, sash windows and fireplaces. Further benefits includes gas fired central heating via radiators, paved driveway enabling off street parking for three vehicles, single garage, enclosed landscaped West facing rear garden and distant views of the sea and Felixstowe Port from the top floor rear aspect bedrooms.

The property is conveniently located in an established residential area within a few minutes walk from the sea, promenade and main town centre shopping thoroughfare with a variety of both local and high street stores available.

Wooden entrance door opening to:-

ENTRANCE PORCH 8' 3" x 4' (2.51m x 1.22m)

Radiator, quarry tiled floor, leaded light stained glass window to the front aspect, original entrance door with leaded light stained glass panel opening:-

ENTRANCE HALLWAY 13' 7" max x 12' 1" max (4.14m x 3.68m)

Split level staircase leading to the first floor landing, radiator, central heating thermostat, staircase leading down to the cellar, doors leading off.

CLOAKROOM

Re-fitted modern white suite comprising low level W.C., wash hand basin with mixer tap, tiled splashback, radiator, wall panelling, window to the side aspect.

CELLAR 10' 10" x 8' (3.3m x 2.44m)

Accessed via a pine staircase leading from the reception hallway consisting of one main room with a further storage area and coal store.

LOUNGE 16' 7" x 14' 4" (5.05m x 4.37m)

Open fireplace with cast iron log burning stove, timber mantle, T.V point, two radiators, two wall light points, picture rail, ceiling coving, bay window to the front aspect.

DINING ROOM 13' 4" x 12' (4.06m x 3.66m)

Open fireplace with Art Deco style tiled surround and matching hearth, radiator, picture rail, ceiling coving, window to the rear aspect.

KITCHEN 16' 8" x 11' (5.08m x 3.35m)

Recently re-fitted to a high standard with a comprehensive range of modern cream coloured, handleless high gloss finished cupboards comprising base units and drawers with Corian bespoke work surfaces over, saucepan drawers, inset stainless steel one and a half bowl sink unit with mixer tap and boiling kettle tap, tiled splashbacks, matching eye level cupboards with under cupboard lighting, Range cooker, splashback with Rangemaster extractor hood over, integrated Neff dishwasher, integrated Neff washing machine and integrated fridge / freezer, cupboard housing wall mounted Ideal Logic gas fired boiler, ceramic high gloss finished wood grain effect plank style flooring with under floor heating, windows to the side and rear aspect, wooden door opening to the rear garden.

FIRST FLOOR GALLERIED LANDING

A spacious landing with window to the front aspect, staircase leading to the second floor, radiator, doors leading off.

BEDROOM 1. 13' x 14' (3.96m x 4.27m)

Victorian ornamental cast iron fireplace surround, two Victorian style radiators, ceiling coving, two windows to the front aspect and large sash window allowing access to the BALCONY.

BEDROOM 2. 13' 4" x 12' (4.06m x 3.66m)

Cast iron ornamental fireplace surround, radiator, window to the rear aspect.

BEDROOM 3. 11' 3" plus recess x 11' (3.43m x 3.35m)

Victorian ornamental cast iron fireplace surround, Built-in cupboard, window to the rear aspect.

FAMILY BATHROOM 9' 5" x 8' (2.87m x 2.44m)

Re-fitted to a high standard with a modern white contemporary style suite comprising freestanding slipper bath with central chrome tap and separate shower attachment, glazed walk-in shower cubicle with rain head shower and hand held shower,, wash hand basin with mixer tap and range of fitted cupboards below. W.C with concealed cistern, ceiling spotlights, extractor fan, tiled flooring, chrome heated towel rail / radiator, two windows to the side aspect.

SECOND FLOOR LANDING

Window to the front aspect, radiator, access to loft space with pull down loft ladder, walk-in airing cupboard housing pre-insulated lagged hot water cylinder, pine slatted shelves.

BEDROOM 4. 13' 6" x 12' 10" (4.11m x 3.91m)

Fitted with a comprehensive range of fitted bedroom furniture including wardrobes, knee hole dressing table and chest of drawers, matching bedside drawers, ornamental Victorian cast iron fireplace surround, radiator, window to the front aspect.

BEDROOM 5. 12' max reducing to 10' 3" x 11' 2" (3.66m x 3.4m)

Range of fitted bedroom furniture including wardrobes, chest of drawers and bedside drawers, ornamental cast iron fireplace surround, radiator, window to the rear aspect with views of Felixstowe's Port and the sea.

BEDROOM 6. 14' 8" x 12' 4" (4.47m x 3.76m)

Ornamental Victorian cast iron ornamental fireplace surround, radiator, window to the rear aspect with views of the Port of Felixstowe and the sea.

SHOWER ROOM

Recently re-fitted to a high standard with a modern white contemporary style suite comprising double size shower cubicle with two separate shower heads, wall tiling, low level W.C., Wash hand basin with mixer tap and vanity drawers below, radiator, window to the side aspect.

OUTSIDE

To the front of the property there is an enclosed garden comprising lawn, hedging, shrub borders, blocked paved driveway with parking for three vehicles, red brick retaining walls, access leading to a single garage 16' 6" x 9' 7" with twin opening doors, power and light connected, window to the side aspect and personal door leading to rear garden.

To the rear of the property there is an attractive, landscaped, west facing, enclosed garden measuring approximately 40' in width x 40' in depth comprising raised sun terrace with red brick dwarf wall, raised borders, lawn, timber storage shed, external lighting and cold water tap.









Address: 12 Bacton Road, FELIXSTOWE, IP11 7PZ
 RRN: 9312-3028-7203-4627-6204

Energy Rating

Most energy efficient - lower running costs

CURRENT

POTENTIAL



83

55

Not energy efficient - higher running costs

England & Wales

EU Directive
2002/91/EC



