



82 Grange Road, Felixstowe, Suffolk, IP11 2JZ

£725,000 FREEHOLD

Situated on a double width plot within beautiful established generous grounds, an elegant detached five bedroom family home with bay windows and extending to approximately 2540 sq ft in size

Standing recessed and partly secluded from Grange Road itself, the property has the benefit of an "In and Out" driveway enabling off road parking for numerous vehicles which in turn leads to one of two garages and a covered car port.

Offering a wealth of character and also being well presented throughout, accommodation consists of five bedrooms, a lounge, dining room, family room, fitted kitchen / breakfast room, utility room, conservatory, bathroom and separate shower room.

Heating is supplied in the form of gas fired central heating to radiators, with a multi fuel burner in the lounge and underfloor heating to the conservatory.

Grange Road is located approximately one mile from Felixstowe's main shopping parade in Hamilton Road and is also conveniently situated for access to bus links, and the Morrisons complex, Haven Health and the A14 with links to Ipswich and beyond.

An exceptionally spacious and individual house rarely available to the market, an viewing is highly recommend to fully appreciate the unique nature of the accommodation on offer

Original entrance door opening into:

ENTRANCE HALL 24' 10" x 15' 11" (7.57m x 4.85m)

Two radiators, stairs leading to the first floor with a split level landing, window to the front aspect. Under stairs storage cupboard, side door to outside, further doors to:

LOUNGE 19' 1 " x 17' 0" (5.82m x 5.18m)

Original wood flooring, three radiators, bay window to the side aspect, Inglenook fire place with brick surround and multi fuel burner inset, wall lights, TV point, windows and doors opening into:

CONSERVATORY 19' 5" x 14' 5" (5.92m x 4.39m)

Brick cavity wall base with UPVC windows and doors. The conservatory overlooks the rear garden, features electric underfloor heating and two further electric radiators. Tiled flooring

FAMILY ROOM 15' 0" x 14' 11" (4.57m x 4.55m)

Two radiators, window to side aspect and floor to ceiling window to the front aspect, TV point

DINING ROOM 18' 8" x 14' 11" (5.69m x 4.55m)

Two radiators, bay window with doors overlooking rear garden, gas feature fire place with surround, serving hatch into kitchen

KITCHEN/BREAKFAST ROOM 28' 1" x 10' 3" reducing to 9' 6" (8.56m x 3.12m)

Fitted worktops with tiled splashback, solid wood fitted storage units above and matching units and drawers below. Composite one and a half bowl sink unit with mixer tap and single drainer, integrated dishwasher. Rangemaster cooker, space for a freestanding fridge / freezer, window to the side aspect, solid wood flooring, Two radiators and further windows and doors overlooking the rear garden.

UTILITY ROOM 9 ' 5" x 6' 8" (2.87m x 2.03m)

Fitted worktops with solid wood storage units above and matching units and drawers below, single drainer stainless steel sink unit with mixer tap, space and plumbing available for automatic washing machine, radiator, window to side aspect, gas boiler.

SHOWER ROOM 9' 5" x 4' 9" (2.87m x 1.45m)

Modern suite comprising low level WC, large vanity hand wash basin with mixer tap and storage drawers underneath, walk in shower, fully tiled floors and walls, shaver point, spotlights, heated towel rail, obscured window to the front aspect and an extractor fan.

FIRST FLOOR LANDING

Two radiators, window to the side aspect, airing cupboard housing hot water cylinder and doors to:

BEDROOM ONE 16' 6" x 15' 2" (5.03m x 4.62m)

Two radiators, window to side aspect and bay window to rear aspect.

BEDROOM TWO 14' 11" x 14' 11" (4.55m x 4.55m)

Radiator, window to rear aspect, three double width built in wardrobes.

BEDROOM THREE 14' 11" x 9' 10" (4.55m x 3m)

Radiator, windows to both front and side aspect and built in single wardrobe.

BEDROOM FOUR 11' 4" x 9' 8" (3.45m x 2.95m)

Radiator, window to rear aspect with a built in wardrobe, access to loft space. Steps down leading to further area measuring 7' 4" x 7' 3" (2.24m x 2.21m) and has sloping ceilings, radiator and window to front aspect

BEDROOM FIVE 11' 2" x 8' 7" (3.4m x 2.62m)

Radiator, window to the side aspect

FAMILY BATHROOM 12' 7" x 6' 6" (3.84m x 1.98m)

Suite comprising low level WC, bidet, vanity hand wash basin with mixer tap, various fitted storage units, large corner bath with mixer taps and shower overhead, fully tiled walls, heated towel rail, radiator, two obscured windows to the front aspect

OUTSIDE

The property stands slightly recessed from Felixstowe's Grange Road beyond mature but well maintained planting . natural screening.

To the front of the property is an "in and out" driveway and the additional drive has been fully blocked paved. Combined the driveways enable off road parking for numerous vehicles. External lighting, brick wall to front boundary, flower and shrub borders, enclosed car port, outside tap.

The majority of the gardens and grounds are situated to the rear aspect and having a mainly Westerly aspect.

Mainly laid to lawn the garden is also frequented with established shrubs, plants and tree borders. Further exterior lighting, large patio / terrace, a large pond and with waterfall feature. BBQ area, various vegetable / allotment patches, greenhouse, and storage shed.

Further single garage with up and over door, light and power connected.

GARAGE (2) 24' 8" x 10' 0" (7.52m x 3.05m)

Folding and sliding doors, window to rear aspect, light and power connected with electric radiators and a water supply.

COUNCIL TAX Band 'F'









