



## 9 Eastcliff, Felixstowe, IP11 9TA

**£605,000 FREEHOLD**

A beautifully presented, tastefully extended and modernised detached family house built in the early 1970's of traditional red brick cavity wall construction beneath a pitched tiled roof.

The well planned accommodation briefly comprises entrance porch, entrance hall, ground floor shower room / cloakroom, L-shaped lounge / dining room, kitchen re-fitted in 2020 with matching utility room, four bedrooms (master bedroom suite with dressing area and en-suite shower room) and family bathroom.

Further benefits include off street parking for numerous vehicles in the form of a driveway leading to a double garage, gas fired central heating with a modern combination boiler, UPVC double glazed windows, light oak internal doors and beautiful landscaped gardens with a south / westerly aspect to the rear.

The property is situated in a residential no-through road within a few minutes walk to the sea, promenade and golf course, in addition to be approximately one and a quarter miles from the main town centre shopping thoroughfare with a variety of facilities and shops available.

UPVC double glazed entrance door opening to:-

#### **ENTRANCE PORCH 7' x 6' 7" (2.13m x 2.01m)**

UPVC double glazed windows to the front and side aspects. Electric thermostatically controlled radiator, UPVC double glazed door opening to:-

#### **ENTRANCE HALLWAY 12' 0" x 7' 8" (3.66m x 2.34m)**

Staircase leading to the first floor with recess below. LVT wood plank effect flooring, radiator, built-in cloaks cupboard.

#### **SHOWER ROOM**

Fitted with a modern suite comprising walk-in shower cubicle with glazed door and mixer shower, low level W.C., wash hand basin with mixer tap, fully tiled walls, tiled floor, chrome heated towel rail / radiator, extractor fan.

#### **THROUGH LOUNGE / DINING ROOM**

##### **LOUNGE AREA 21' x 12' 8" (6.4m x 3.86m)**

Marble fireplace surround and matching hearth, gas coal effect living flame style fire, T.V point, two radiators, LVT wood plank effect flooring, full height UPVC double glazed windows to the front aspect, UPVC double glazed windows to the rear aspect and throughway to:-

##### **DINING ROOM 11' 2" " x 9' 8" (3.4m x 2.95m)**

Radiator, LVT wood plank effect flooring, UPVC double glazed French doors opening to the rear garden.

##### **KITCHEN 12' 8" x 12' 8" (3.86m x 3.86m)**

Re-fitted in 2020 to a high standard comprising a comprehensive range of base cupboards and drawers with quartz style work surfaces over, inset stainless steel single drainer one and a half bowl sink unit with mixer tap, tiled splashbacks, matching eye level cupboards, space for fridge and freezer, integrated dishwasher, built-in Bosch stainless steel double oven, electric four ring induction hob with glass and stainless steel canopy style extractor hood over, vertical radiator, ceiling spotlights, built-in storage cupboard, tiled flooring, UPVC double glazed windows to the side and rear aspects. Door to:-

##### **UTILITY ROOM 7' 7" x 6' (2.31m x 1.83m)**

Fitted with matching cupboards comprising base units with work surfaces over, inset stainless steel single drainer sink unit with mixer tap, tiled splashbacks, matching eye level cupboards, space and plumbing for automatic washing machine, tiled floor, radiator, UPVC double glazed window and door to the side aspect.

##### **FIRST FLOOR LANDING**

Access to loft space, built-in airing cupboard with pine slatted shelves and electric thermostatically controlled cylindrical heater.



### **BEDROOM 1. 21' x 11' 6" max reducing to 9' 2" (6.4m x 3.51m)**

Built-in double door wardrobe, two radiators, two UPVC double glazed windows to the front aspect with distant sea view.

### **ENSUITE SHOWER ROOM**

Fitted with a modern white contemporary style suite comprising walk-in double size shower cubicle, waterproof wall panels, glazed sliding door, Mira Sport shower, wash hand basin with mixer tap and high gloss finished vanity cupboards and drawers below, low level W.C., tiled walls, tiled floor, vertical radiator, electric shaver point, ceiling spotlights, UPVC double glazed window to the rear aspect.

### **BEDROOM 2. 12' 10" x 12' (3.91m x 3.66m)**

Built-in double door wardrobe, radiator, UPVC double glazed window to the front aspect with sea glimpse.

### **BEDROOM 3. 9' 4" x 9' (2.84m x 2.74m)**

Radiator, built-in cupboard, UPVC double glazed window to the rear aspect.

### **BEDROOM 4. 9' 4" x 9' (2.84m x 2.74m)**

Built-in double door wardrobe, radiator, UPVC double glazed window to the rear aspect.

### **FAMILY BATHROOM**

Re-fitted with a modern white contemporary style suite comprising panelled bath with mixer tap and shower attachment, low level W.C., wash hand basin with mixer tap, chrome heated towel rail / radiator, electric shaver point, fully tiled walls, tiled floor, UPVC double glazed window to the rear aspect.

### **OUTSIDE**

To the front of the property there is an attractive landscaped garden comprising lawn with well stocked flower and shrub borders, timber fencing and mature hedging to the boundaries, driveway enabling off street parking for numerous vehicles and enabling access to:-

### **DOUBLE GARAGE 17' x 15' 8" (5.18m x 4.78m)**

Remote control electric up and over door, range of fitted high gloss finished storage cupboards, wall mounted Baxi gas fired boiler (fitted subsequent to the current EPC), UPVC double glazed door to the side with gate and pathway leading to the rear garden.

### **REAR GARDEN**

To the rear of the property there is a beautifully landscaped garden with a south westerly aspect comprising extensive flagstone style patio area with two awnings, extensive lawn with beautifully landscaped and stocked flower beds, pergola with climbing Roses, Clematis and Wisteria, fruit trees, multiple vegetable beds, timber storage shed 8' 10" x 4' 10" power and light connected and adjacent potting area, summer house 9' 10" x 7' 10" twin opening doors with power and light connected, adjacent raised beds, cold water tap, external lighting, timber fencing to the boundaries.

### **COUNCIL TAX BAND**

Band ' E '













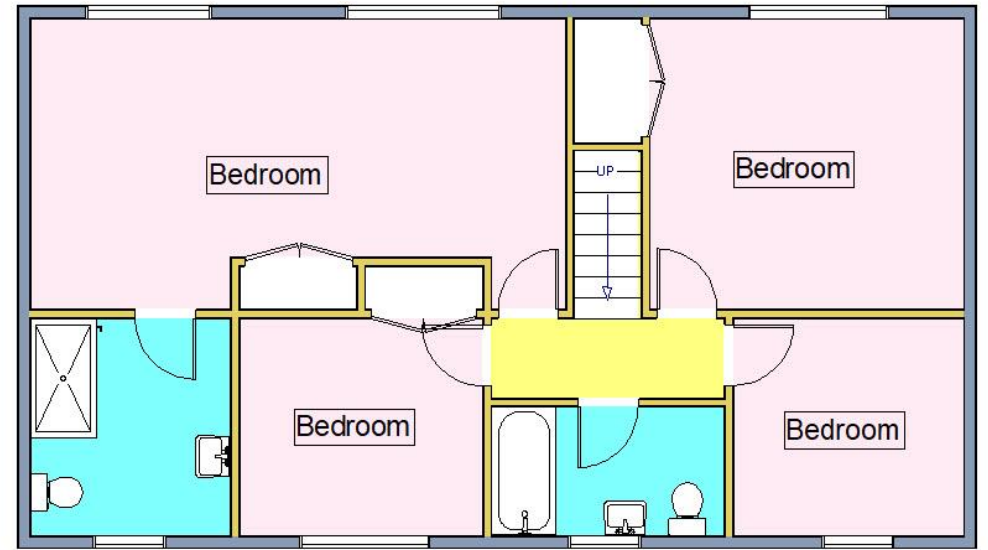
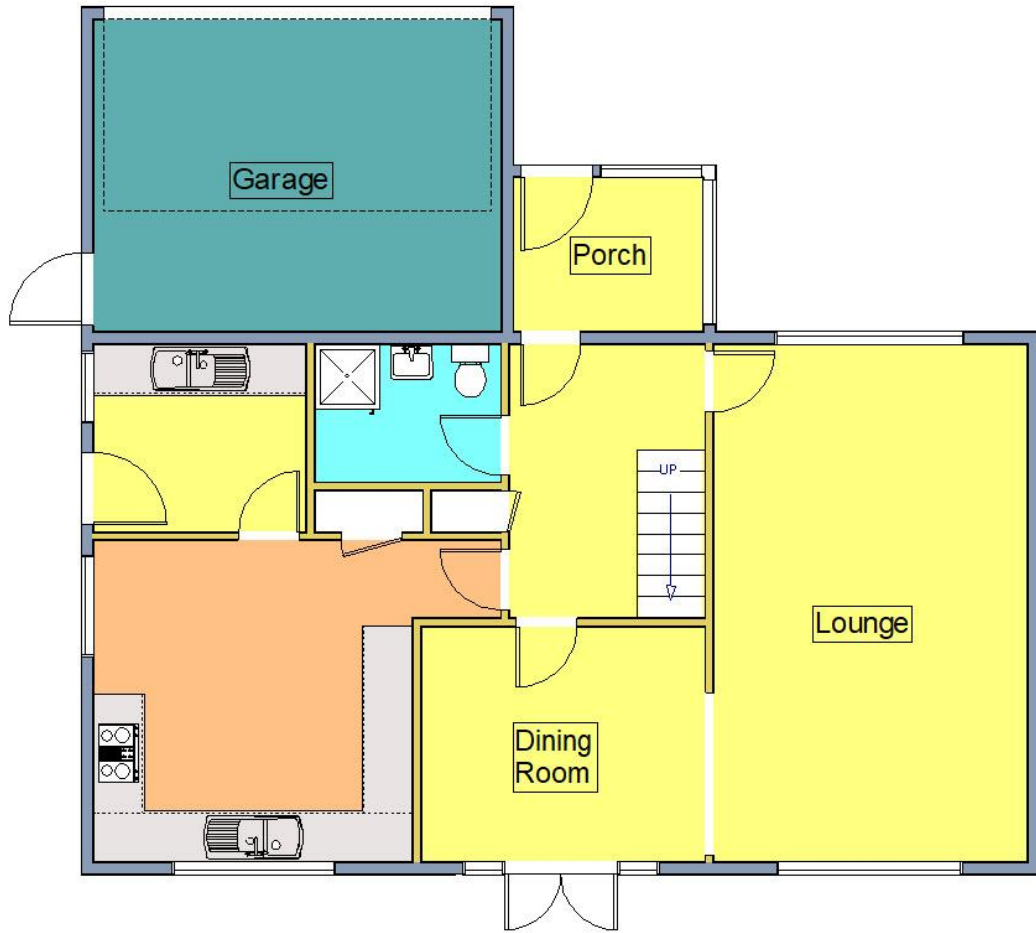












Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



