



## 'The Haven' 22 Bath Road, Felixstowe, IP11 7JW

**£630,000 FREEHOLD**

Built in 1905, a fine example of an Edwardian detached four bedroom family home, which has been sympathetically upgraded by the current owners.

This property has an abundance of character throughout. High ceilings with decorative cornices, picture rails and deep skirtings, original doors and period fireplaces.

Refurbishment has been carried out to a high standard by reputable local contractors, commissioned by the owners within the last 6 years, including the installation of an Anglia Factors' kitchen.

Attention has been paid to improving the energy efficiency of the building which is now rated 'C'. This includes improved levels of insulation and the installation, in January 2023, of 8 solar panels with 4 KW capacity batteries which has the remainder of a ten year warranty. Heating is supplied in the form of gas fired central heating via a combi boiler, additionally there are two open fireplaces, a further gas fire and electric underfloor heating in the bathroom. The windows are of double glazed construction with the remainder of a ten year guarantee.

The accommodation in brief comprises a recessed storm porch with original entrance door leading into the well-proportioned interior. The entrance hall provides access through the house and directly to the stairs, lounge, family room and dining room. This in turn leads into the kitchen, rear lobby and utility/doakroom. An upper patio attached to the house with two access points provides a link to the sunny, secluded rear garden. Upstairs there are four bedrooms and a modern family bathroom.

An internal inspection is recommended to appreciate the unique nature and quality of property on offer.

#### **STORM PORCH**

White stuccoed walls, black and white tiled floor, original feature brass doorbell, half-glazed side panels and half glazed entrance door. Overhead porch light, external single electric socket with built in timer.

#### **ENTRANCE HALL 22' 7" x 5' 11" (6.88m x 1.8m)**

Radiator, cornicing, picture rail, stairs with original balustrade, turned spindles and finials leading up to the first floor. Panelled under stairs cupboard with shelving, light and power socket. Wood effect luxury vinyl planked floor. Doors to:

#### **LOUNGE 17' 8" into bay x 14' 3" (5.38m x 4.34m)**

Bay window to the front aspect with a further window to the side aspect, two radiators, TV point, ample double sockets, cornicing, picture rail and original open fireplace with wooden mantelpiece, fitted storage and shelving units.

#### **FAMILY ROOM 18' 3" x 12' 8" (5.56m x 3.86m)**

Two radiators, cornicing, picture rail, gas feature fire with stone surround, TV point, ample double sockets, French doors with side windows opening onto patio.

#### **KITCHEN / DINING ROOM**

##### **DINING ROOM 13' 6" x 10' 11" (4.11m x 3.33m)**

Original cast iron open fireplace, window to side aspect, window seat with storage underneath, radiator, original built in storage cupboard, wall lights, white quartz composite curved worktop with storage units below. Power sockets, LVT wood effect flooring.

Opening into :-

##### **KITCHEN 14' 7" x 7' 11" (4.44m x 2.41m)**

Anglia Factor kitchen fitted in 2019 comprising, a white quartz composite fitted worktop, shaker style pantry cupboard with matching under counter cupboards and drawers, integrated dishwasher and wine cooler, wine rack, Neff double oven comprising, eye level oven with hide and slide door and combi microwave oven, inset Franke stainless steel sink. Drainer indented into worktop and Quooker mixer tap with instant boiling water and filtered cold water. Neff four ring induction hob with matching cooker hood above, wooden shelves with integrated under shelf lighting, downlights, ample power points, two windows to side aspect. LVT flooring, radiator.

##### **REAR LOBBY 13' 9" x 2' 10" (4.19m x 0.86m)**

Matching LVT flooring, window to rear aspect and a door to outside and into:-

### UTILITY CLOAKROOM 10' 4" x 4' 6" (3.15m x 1.37m)

Suite comprising low level WC, hand wash basin with mixer tap and storage cupboard underneath, heated towel rail, LVT flooring, obscured window to the side aspect, utility cupboard which has space and plumbing for both a washing machine and a tumble dryer and the Valiant combi boiler. Extractor fan.

### FIRST FLOOR LANDING

Radiator, storage / airing cupboard, access to the loft space with pull down ladder, the loft is boarded and has lighting.

### BEDROOM 1 17' into bay x 13' 2" (5.38m x 4.01m)

Bay to the front aspect with further window to the side aspect, radiator, original cast iron feature fireplace, alarm point, picture rail, fitted wardrobes.

### BEDROOM 2 12' 8" x 10' 11" (3.86m x 3.33m)

Windows to both rear and side aspect, radiator, original cast iron feature fireplace, picture rail, hand wash basin with mixer tap and storage cupboard underneath, fitted wardrobes.

### BEDROOM 3 12' 8" x 8' 2" (3.86m x 2.49m)

Radiator, window to rear aspect, original cast iron feature fireplace, picture rail

### BEDROOM 4 9' 3" x 6' 10" (2.82m x 2.08m)

Radiator, picture rail and an Oriel window to the front aspect

### FAMILY BATHROOM 9' 6" x 9' 3" (2.9m x 2.82m)

A modern Opal fitted bathroom with a suite comprising low level WC, hand wash basin with mixer tap and storage cupboards underneath, backlit and heated mirror. Shaver point. Panelled bath with mixer tap and shower head attachment and a double width walk in shower with twin shower head and splash screen, wood effect tiled flooring, half tiled walls, heated towel rail, downlights, extractor, two windows to the side aspect and electric underfloor heating.

### OUTSIDE

The front of the property has been fully landscaped. There is a driveway allowing off road parking for one vehicle, a low brick wall to the front boundary, established shrubs and plant border the black and white tiled path that leads to the porch. There is also an outside double socket, security lighting and side access gate.

For the rear garden which is East facing, upon entering from the family room there is an Indian sandstone patio area with an outside double socket and steps leading down to the main garden which is mainly laid to lawn with an established shrub and plant border, further Indian sandstone patio area with garden shed, outside lighting, outside tap, fencing to boundaries. At the bottom of the garden there is a further Indian sandstone patio area and access to workshop. Double gated rear access to the greenway.

### WORKSHOP 11' 2" x 9' 3" (3.4m x 2.82m)

Fully insulated workshop with light and power connected through two double sockets and windows to East and West.

### COUNCIL BAND 'F'











