



44a Brook Lane, Felixstowe, IP11 7JP

£525,000 FREEHOLD

Offered For Sale with no onward chain, a detached family house built in the 1920's of traditional red brick construction with rendered upper elevations beneath a pitched tiled roof situated in a highly regarded area of Old Felixstowe a few minutes walk to the Sea at Cobbold's Point.

The accommodation briefly comprises, good size entrance hall, lounge, dining room with double glazed conservatory leading off, kitchen/breakfast room, utility room, separate W,C,. four bedrooms, (master bedroom with en-suite shower room), and family bathroom.

Further benefits include gas fired central heating via radiators and upvc sealed unit double glazed windows.

The property stands on an attractive corner plot adjoining Brook Lane and Bath Road surround by attractive, well stocked wrap around gardens in an established residential area a few minutes walk to the sea, promenade and town centre being less than half a mile distance with a range of shops and stores available in addition to a railway station at Great Eastern Square with regular services to Ipswich in turn to London via Liverpool Street.

UPVC SEALED UNIT ENTRANCE DOOR

Opening to

SPACIOUS RECEPTION HALL 10' 10" x 9' 0" (3.3m x 2.74m)

Natural pine floor, radiator, staircase leading to the 1st floor, with storage cupboard below, UPVC sealed unit double glazed leaded light windows to the front aspect, picture rail.

LOUNGE 19' 0" x 12' 0" (5.79m x 3.66m)

Red brick fireplace surround with matching hearth, gas living flame effect fire, timber over mantle, radiator, TV point, UPVC sealed double glazed windows to the front and side aspects.

DINING ROOM 16' 6 reducing to 12' x 3" x 12' 0" (5.03m x 3.66m)

Radiator, natural pine floor, picture rail, 2 wall light points, UPVC sealed unit double glazed leaded light windows to the side aspect, and also UPVC sealed unit double glazed replacement french doors opening to

CONSERVATORY 12' 6" x 10' 3" (3.81m x 3.12m)

Brick base with pitched polycarbonate roof, UPVC sealed unit double glazed windows with leaded light fan lights, tiled floor, UPVC double glazed French doors opening onto the rear decking area.

KITCHEN 16' 0" x 9' 8" (4.88m x 2.95m)

Fitted with a modern range of limed oak finished units, comprising base cupboards and drawers, with work surfaces over, inset composite single drainer sink unit with mixer tap, tiled splashbacks, matching eye level cupboards, Belling Range cooker with extractor above, space and plumbing for automatic dishwasher, LVT tiled effect floor, radiator, ceiling spotlights, UPVC sealed unit double glazed leaded light windows to the rear aspect. Door leading to

UTILITY ROOM 7' 10" x 9' 7 Maximum reducing to 6'6" (2.39m x 2.92m)

Fitted worktop with cupboards below, inset stainless steel single drainer sink unit with mixer tap, tiled splashback matching eye level cupboards, space and plumbing for automatic washing machine, space for tumble dryer, space for tall fridge freezer, radiator, tiled floor, UPVC sealed unit double glazed window to the side aspect, UPVC sealed unit casement door to the rear.

SEPARATE WC

Modern white suite comprising low level WC, tiled floor, UPVC sealed unit double glazed leaded light window to the side aspect.

FIRST FLOOR LANDING

Picture rail, UPVC sealed unit double glazed leaded light windows to the front aspect, access to loft space with pull down loft ladder.

BEDROOM 1 12' 0" x 12' 0" (3.66m x 3.66m)

Picture rail, radiator, UPVC sealed unit double glazed window to the front and side aspect, walk in wardrobe, door to

ENSUITE SHOWER ROOM

Modern white suite comprising pedestal wash hand basin, low level WC, glazed corner shower cubicle with waterproof panelled walls, Triton shower unit, radiator, UPVC sealed unit double glazed leaded light windows to the side and rear aspect.

BEDROOM 2 12' 6 maximum reducing to 9'x13"(3.81m x 3.07m)

Picture rail, radiator, vanity wash basin with mixer tap, tiled splashback, double door cupboard below, UPVC sealed unit double glazed leaded light to the front and side aspects.

BEDROOM 3 9' 6" x 7' 10" (2.9m x 2.39m)

Radiator, picture rail, UPVC sealed unit double glazed leaded light windows to the rear aspects.

BEDROOM 4 9' 8" x 7' 10" (2.76m x 2.39m)

Fitted triple door wardrobe, radiator, UPVC sealed unit double glazed window to the rear aspect.

FAMILY BATHROOM 9' 2" x 7' 10" (2.79m x 2.39m)

Modern white suite comprising panel bath with mixer tap and shower attachment, low level WC, pedestal wash hand basin, radiator, built in boiler cupboard housing wall mounted Viessmann combination gas fired boiler, two UPVC sealed unit double glazed leaded light windows to the side aspect

OUTSIDE

The property stands on an attractive corner plot with gardens extending to Bath Road and Brook Lane comprising lawn, shingled and shrub beds, established hedging, side gate access leading to the rear garden.

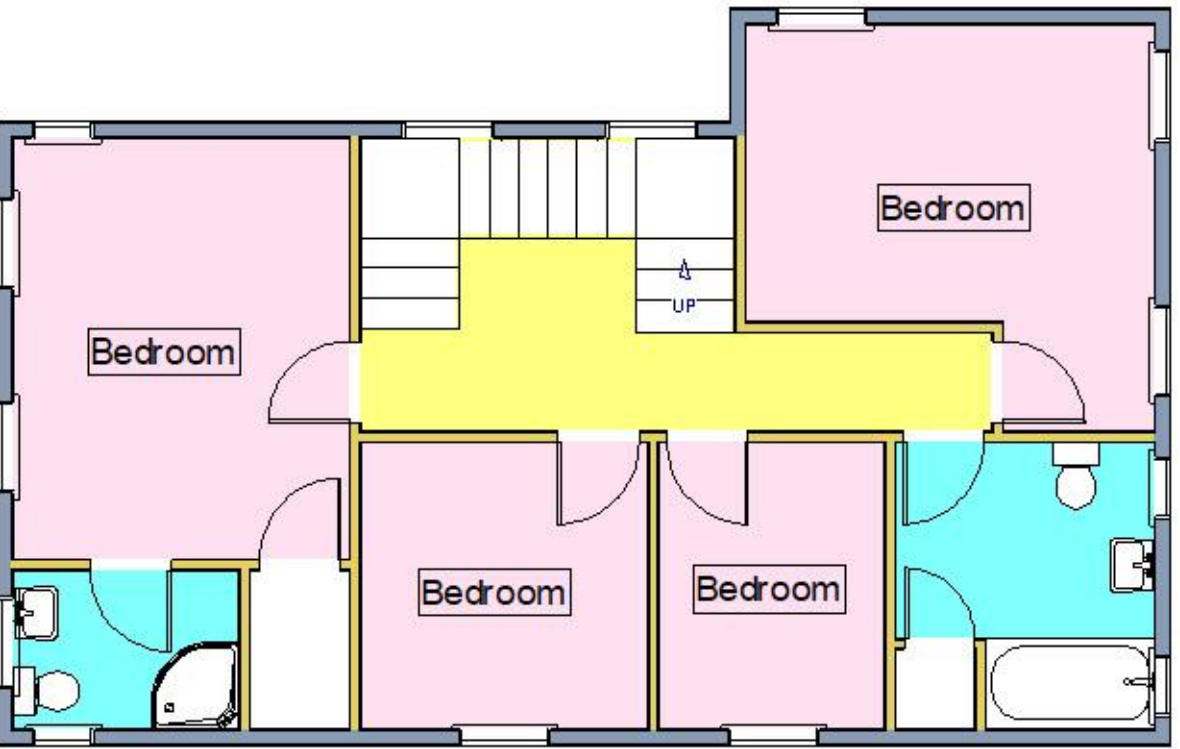
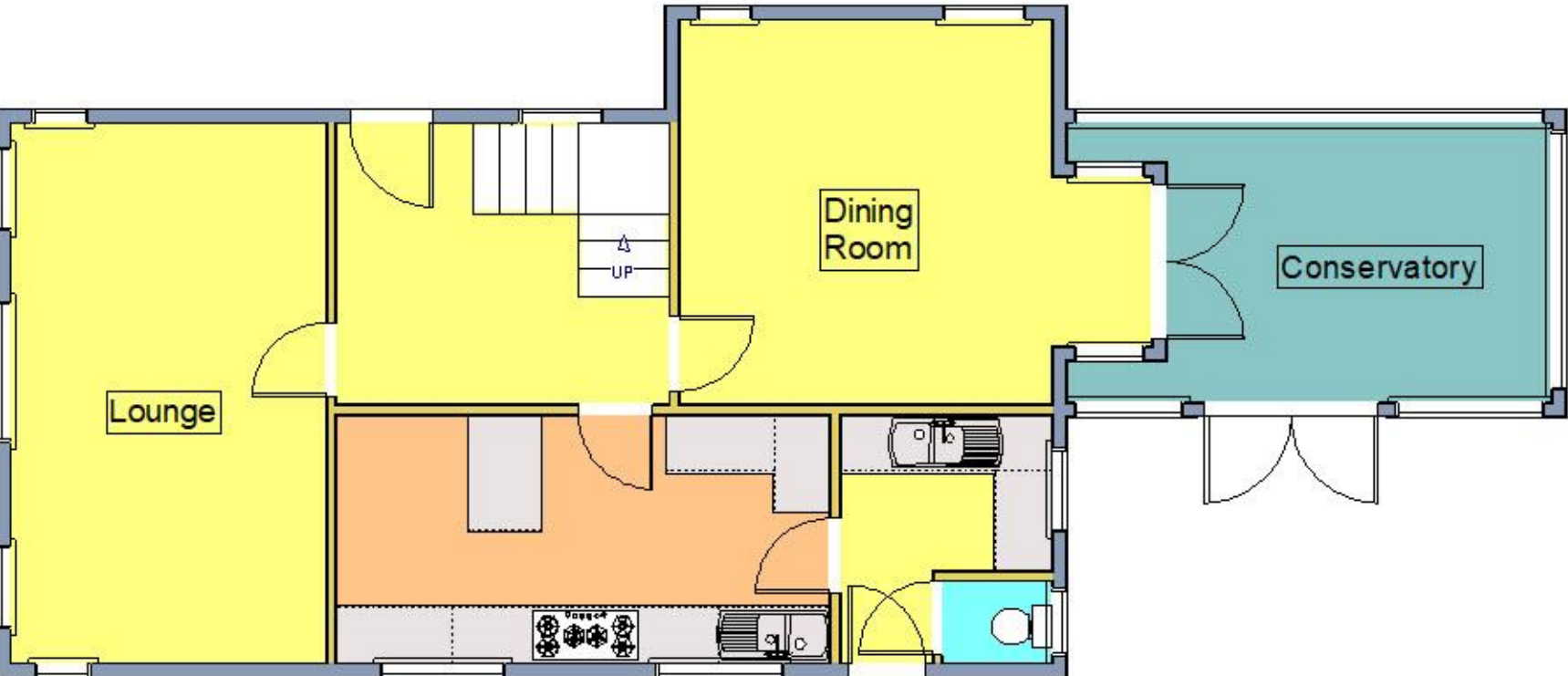
To the rear of the property there is attractive landscaped garden comprising raised timber decking area, hot tub to remain, lawn with established well stocked and varied borders offering a good degree of privacy, timber fencing to the boundaries, timber storage shed.

COUNCIL TAX BAND F









Energy Efficiency Rating

| | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 52 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | | 83 |