



## 20 Castle Close, Felixstowe, IP11 9NN

**£305,000 FREEHOLD**

Offered for sale with no onward chain, an extended modern detached bungalow built in the 1970s of traditional brick cavity wall construction beneath a pitched tiled roof.

The accommodation briefly comprises entrance hall, lounge/dining room, kitchen, two bedrooms and shower room/wet room.

Further benefits include a driveway, single garage, gas fired central heating with individual thermostatically controlled radiators, double glazed windows to most aspects and a pleasant enclosed rear garden offering a good degree of privacy.

The property is situated overlooking a greensward in a residential cul-de-sac in the generally sought after area of Old Felixstowe, a few minutes walk to the sea and promenade, in addition to being approximately one and a quarter miles from the main town centre with a variety of both local and national high street stores available.

#### **UPVC WOOD GRAIN EFFECT UPVC DOUBLE GLAZED DOOR**

Opening to :-

#### **ENTRANCE HALLWAY**

Telephone point, access to loft space, radiator, built in airing cupboard with hot water cylinder and pine slatted shelves.

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

##### **LOUNGE AREA 19' 6" x 9' 10" (5.94m x 3m)**

Fireplace surround with marble hearth, electric flame effect fire, TV point, radiator, three wall light points, double glazed sliding patio doors opening to the rear garden, throughway to :-

##### **DINING AREA 12'6" maximum reducing to 8'4" x 10'8"**

Two wall light points, double glazed sliding patio doors to the side aspect.

##### **KITCHEN 9' 2" x 7' (2.79m x 2.13m)**

Fitted with a range of modern wood grain effect finished cupboards, comprising base units and drawers with worksurfaces over, inset stainless steel single drainer sink unit with mixer tap, tiled splashbacks, matching eye level cupboards, built in Creda double oven, gas four ring hob, space and plumbing for automatic washing machine, wall mounted Baxi gas fired boiler, window to the rear aspect.

##### **BEDROOM 1 12' 10" x 7' 6" plus door recess (3.91m x 2.29m)**

Radiator, full height double glazed window to the front aspect.

##### **BEDROOM 2 11' 10" x 8' 3" (3.61m x 2.51m)**

Range of built in wardrobes, radiator, UPVC sealed unit double glazed window to the rear aspect.

#### **SHOWER ROOM**

Refitted with a modern white suite comprising low level WC, wash hand basin, shower area with internal floor drainage, Mira advance shower unit, waterproof flooring, fully tiled walls, extractor fan, wall mounted electric convector heater, radiator, built in double door cupboard, window to the side aspect.

#### **OUTSIDE**

To the front of the property there is a dropped kerb with driveway leading to a single garage, adjacent pathway leading to the entrance door.

To the rear of the property there is an enclosed garden offering excellent privacy comprising paved patio areas, lawn, timber storage shed and timber fencing to the boundaries.

#### **GARAGE**

Light and power connected, electric remote control roller garage door.

#### **COUNCIL TAX BAND 'C'**





