



## 6 Crescent Road, Felixstowe, IP11 7PD

**£435,000 FREEHOLD**

An individual detached chalet style property built in the 1950's of traditional brick cavity wall construction with a rendered finish beneath a pitched tiled roof.



The accommodation briefly comprises entrance hall, lounge, double glazed conservatory, dining room, kitchen / breakfast room, utility room, two bedrooms (bedroom two with en-suite shower room) bathroom and first floor comprising bedroom three with en-suite cloakroom.

Further benefits include off street parking in the form of a driveway providing access to a single garage, landscaped gardens, gas fired central heating, air conditioning units and UPVC double glazed windows.

The property is conveniently situated within a few minutes walk of Felixstowe's main town centre.

#### **UPVC DOUBLE GLAZED ENTRANCE DOOR OPENING TO:-**

##### **ENTRANCE PORCH**

Part glazed door leading to:-

##### **ENTRANCE HALLWAY (L-SHAPED) 22' 4" max x 16' 10" max (6.81m x 5.13m)**

Staircase leading to the first floor, two radiators, under stairs storage cupboard, double door cloaks cupboard, doors leading off to:-

##### **LOUNGE 16' 4" x 14' 3" (4.98m x 4.34m)**

Fireplace surround with flame effect gas fire, radiator, port hole window to the rear aspect, shelved recess, windows to the side aspect, air conditioning unit, T.V point, French doors leading to:-

##### **CONSERVATORY 15' 8" x 10' (4.78m x 3.05m)**

UPVC double glazed construction, polycarbonate roof, wall light, UPVC double glazed doors opening to the garden.

##### **DINING ROOM 15' x 14' (4.57m x 4.27m)**

Radiator, wall lights, windows to the front and side aspects.

##### **KITCHEN / BREAKFAST ROOM 24' x 14' (7.32m x 4.27m)**

##### **KITCHEN AREA 14' x 11'10" (4.26m x 3.35m)**

Fitted with a range of modern units comprising base cupboards and drawers, single drainer sink unit, tiled splashbacks, matching eye level cupboards, built-in oven and four ring hob with extractor hood over. Gas Aga, windows to the side aspect, door to rear porch and throughway to:-

##### **BREAKFAST ROOM 12' x 9' 6" (3.66m x 2.9m)**

Radiator, air con unit, window to the front aspect.

**REAR PORCH (ACCESSED FROM THE KITCHEN AREA)** Wall mounted Worcester gas fired boiler serving domestic hot water and central heating, double glazed door to the rear and door to:-

##### **UTILITY ROOM 5' 2" x 5' (1.57m x 1.52m)**

Single drainer sink unit, space and plumbing for automatic washing machine, space for tumble dryer, two windows to the side aspect.

##### **BEDROOM 2 11' x 10' (3.35m x 3.05m)**

Built-in wardrobe, radiator, window to the rear aspect.

##### **BEDROOM 3 (Accessed from the breakfast area) 12' 6" x 8' 10" (3.81m x 2.69m)**

Air conditioning unit, fitted wardrobes, radiator, window to the side aspect, door to:-

##### **ENSUITE SHOWER ROOM**

Re-fitted with a modern white suite comprising walk-in shower cubicle, W.C., wash hand basin, fully tiled walls, extractor fan, radiator, window to the rear aspect.

**BATHROOM 8' x 7' (2.44m x 2.13m)**

Modern white suite comprising Jacuzzi bath with shower over, shower screen, wash hand basin, low level W.C., fully tiled walls, two windows to the rear aspect.

**FIRST FLOOR LANDING**

Loft storage area extending to approximately 27' in depth.

**BEDROOM 1 13' 5 max" x 12' 1" plus recess (4.09m x 3.68m)**

Radiator, window to the front aspect, fitted storage area / wardrobe, door to:-

**DRESSING ROOM 6' 0" x 4' 6" (1.83m x 1.37m)**

Access to large eaves space.

**EN-SUITE CLOAKROOM**

Suite comprising low level W.C., wash hand basin, extractor fan.

**OUTSIDE**

The property stands on a corner plot with landscaped gardens including pathways, flower and shrub borders, patio areas, lawn and brick walling to the boundary with a single garage accessed via a driveway leading from Tomline Road.

**GARAGE 17' 10" x 10' 1" (5.44m x 3.07m)**

Power and light connected, remote control electric roller door, window to side aspect and personal door to the gardens.

**COUNCIL TAX**

Band 'D'









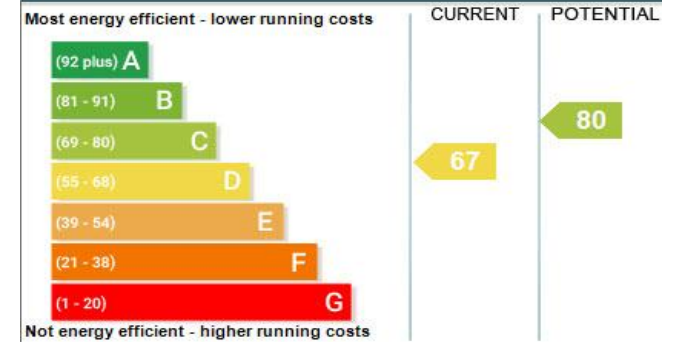




Address: 6 Crescent Road, FELIXSTOWE, IP11 7PD

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### Energy Rating



England & Wales

EU Directive  
2002/91/EC 

