



28 Links Avenue, Felixstowe, IP11 9HD

£650,000 FREEHOLD

Situated in a prime residential road in the ever popular Old Felixstowe is this beautifully presented and extended three bedroom detached family home, which has been fully modernised by the current owner to an American Prairie style throughout.

In addition to the three bedrooms, the property benefits from ample off road parking and integral garage, en-suite shower room to bedroom one with further family bathroom and a downstairs shower room, fantastic open plan kitchen / dining/ family room with separate utility room.

The light and spacious accommodation on brief comprises entrance porch, entrance hall, lounge, shower room, open plan kitchen / diner / family space, utility room, three bedrooms with en-suite to bedroom one and a family bathroom.

Links Avenue is an extremely popular road set in Old Felixstowe situated in close proximity to the Felixstowe town centre, as well as the Grove Medical Centre and links to the A14.

Schools such as Colneis Junior, Fairfield Infants School and Kingsfleet Primary are all located a short distance away and boasts an Ofsted rating of good. A viewing is highly recommended to appreciate the light and spacious accommodation that is on offer.

Entrance door opening to:-

ENTRANCE PORCH Tiled flooring, radiator, window to the front aspect, service door to garage, further door opening to:-

ENTRANCE HALL Original wood flooring, radiator, stairs leading to the first floor, under stairs storage cupboard, spotlights, doors leading to:-

SHOWER ROOM 7' 10" x 4' 6" (2.39m x 1.37m) Modern suite comprising low level W.C., hand wash basin with mixer tap and storage cupboard below, corner shower cubicle with twin shower heads and tiled surround, shaver point, tiled flooring, heated towel rail, obscured window to the side aspect. Spotlights and extractor fan.

LOUNGE 14' 5" into bay x 12' 6" (4.39m x 3.81m)

Original wood flooring, two radiators, box bay window to the front aspect, T.V point. 5amp lamp circuit.

L-SHAPED OPEN PLAN KITCHEN / DINING ROOM / FAMILY ROOM 25' 3" max x 20' 6" (7.7m x 6.25m)

FAMILY ROOM Original wood flooring, radiator, T.V point, 5 amp lamp circuit.

KITCHEN / DINING ROOM Quartz fitted worktops with Shaker style units above and matching storage units and drawers below. Central island with quartz fitted worktop, breakfast bar area, Shaker style units and drawers below. Inset sink unit with mixer tap with instant boiling water and filtered cold water system, integrated Neff slide and hide double oven/microwave, Neff five ring induction hob with cooker hood above, integrated fridge, underfloor heating, vaulted ceiling with three Velux windows, spotlights and central island downlighters, tiled flooring, two windows to the rear aspect with French doors opening to the rear garden, further side access door to garden seating area, opening to:-

KITCHEN / UTILITY ROOM 7' 6" x 6' 9" (2.29m x 2.06m)

Matching quartz fitted worktops with storage units below, inset sink unit with mixer tap and inset drainer, integrated freezer and dishwasher with wall lined storage units with larder style cupboard, tiled flooring, spotlights and window to the side aspect. Opening to:-

UTILITY ROOM 6' 11" x 4' 11" (2.11m x 1.5m)

Quartz fitted worktop with stainless steel inset sink and mixer tap, Shaker style fitted units, space and plumbing available for a washing machine, integrated tumble dryer, combination boiler, tiled flooring, spotlights and side access door.

FIRST FLOOR LANDING Original wood flooring, radiator, access to loft space via pull down ladder with electric light, large storage cupboard and window to the front aspect.

BEDROOM 1. 14' 5" x 12' 6" (4.39m x 3.81m)

Original wood flooring, two radiators, box bay window to the front aspect, original window to the side aspect, built-in wardrobes, original Crittall French doors opening into:-

EN-SUITE SHOWER ROOM/DRESSING ROOM 8' 10" x 7' 3" (2.69m x 2.21m)

Modern suite comprising low level W.C., vanity hand wash basin with mixer tap and storage drawers below, a walk-in shower cubicle with a twin shower head, shaver point, original wood flooring, heated towel rail, two windows to the side aspect.

BEDROOM 2. 12' 5" x 10' 1" (3.78m x 3.07m)

Original wood flooring, radiator, window to the rear aspect.

BEDROOM 3. 15' 3" x 7' 9" (4.65m x 2.36m)

Original wood flooring, built-in storage cupboards/wardrobe, radiator, double glazed window to both the front and rear aspects.

FAMILY BATHROOM 10' 5" x 6' 11" (3.18m x 2.11m)

Suite comprising low level W.C., ceramic Victorian style hand wash basin with a mixer tap and vanity drawers below, freestanding Victorian style roll-top claw foot bath with central mixer tap, double width walk-in shower with twin shower heads and tiled surround, shaver point, heated towel rail, original wood flooring, spotlights and window to the rear aspect.

GARAGE 22' 4" x 7' 8" (6.81m x 2.34m)

Electric roller style door, light and power connected, window to the rear aspect.

OUTSIDE

To the front of the property there is a block paved driveway to allow ample off road parking space, flower border, fencing to the boundaries, side access on both sides, outside tap.

The rear garden has been recently landscaped to a very high standard with a large Indian limestone wrap around patio, south facing, raised sleeper beds, established shrub and plant area, large storage shed, outside tap, outside power and outside lighting, herb garden, fencing to boundaries.















