



40 Berners Road, Felixstowe, IP11 7LF

£475,000 Freehold

Located in Old Felixstowe within close proximity to the town centre, seafront and promenade is this rarely available double bay fronted detached four bedroom family home.

In addition to the four bedrooms, the property benefits from three reception rooms, en-suite to bedroom one and a south west facing rear garden.

The accommodation is set over three floors and comprises entrance hall, three reception rooms, cloakroom, kitchen/breakfast room, on the first floor there is a utility room, three bedrooms and a bathroom, on the top floor there is a bedroom with a walk in wardrobe and en-suite shower room.

Heating is supplied in the form of gas fired central heating to radiators and windows are of UPVC double glazed construction with some being sash windows.

Berners Road is situated in the sought after area of Old Felixstowe, a few minutes walk to the sea, Cobbolds Point and promenade with the town centre being less than one mile distant with a variety of both local and national high street stores available.

A viewing is highly recommended to appreciate the potential on offer.

ENTRANCE DOOR

Opening into :-

ENTRANCE HALL

Radiator, stairs leading upto the first floor, storage cupboard and doors to :-

CLOAKROOM

Suite comprising low level WC, hand wash basin, extractor.

RECEPTION ROOM 1 13' 1" into bay x 10' 6" (4.22m x 3.2m)

Original wood flooring, radiator, bay window to the front aspect with UPVC sash windows, original featured fireplace with surround, picture rail, storage cupboard.

RECEPTION ROOM 2 13' 1" into bay x 10' 6" (4.22m x 3.2m)

Radiator, TV point, window to front aspect with UPVC sash windows, original feature fireplace with surround.

RECEPTION ROOM 3 14' 10" x 9' 8" (4.52m x 2.95m)

Radiator, windows and French doors into the rear garden, storage cupboard and opening into :-

KITCHEN/BREAKFAST ROOM 14' 11" x 10' 8" (4.55m x 3.25m)

Wood fitted worktops with a tiled splashback, storage units above and matching storage units and drawers below, ceramic sink unit with mixer tap and a single drainer, space for a Range cooker, space for under counter fridge/freezer, windows to both side and rear aspect, Quarry tiled flooring, door to rear garden.

FIRST FLOOR LANDING

Stairs leading to the second floor, under stairs storage cupboard and doors to :-

LAUNDRY ROOM 5' 3" x 4' 2" (1.6m x 1.27m)

UPVC sash window to the side aspect, tiled flooring, space and plumbing available for washing machine, space for tumble dryer.

BEDROOM 2 13' 1" into bay x 10' 6" (3.99m x 3.2m)

Radiator, bay window to the front aspect with UPVC sash windows, original feature fireplace with surround.

BEDROOM 3 13' 1" into bay x 10' 6" (3.99m x 3.2m)

Radiator, bay window to the front aspect with UPVC sash windows, original feature fireplace with surround, fitted wardrobe.

BEDROOM 4 9' 8" x 7' 11" (2.95m x 2.41m)

Radiator, UPVC sash window to the rear aspect, original feature fireplace with surround and fitted wardrobe.

BATHROOM 8' 6" x 7' 10" (2.59m x 2.39m)

Suite comprising low level WC, hand wash basin, panelled bath and separate shower, tiled flooring, radiator, extractor, UPVC sash window to rear aspect, airing cupboard housing hot water cylinder, further storage cupboard.

SECOND FLOOR LANDING

Door opening into :-

BEDROOM 1 20' 3" maximum x 18' 7" maximum (6.17m x 5.66m)

Radiator, windows to both front and side aspect, a further Velux window to rear aspect, spotlights, access to eaves storage and a further access to loft space, a walk in wardrobe, door opening into :-

EN-SUITE BATHROOM 7' 3" x 6' 6" (2.21m x 1.98m)

Suite comprising low level WC, hand wash basin, panelled bath, corner shower cubicle, electric shower, radiator, tiled flooring, extractor, Velux window to the rear aspect.

OUTSIDE

To the front of the property is an open front garden which is mainly laid to lawn with a garden path leading to the entrance door.

The rear garden is south west facing and is mainly laid to lawn, with an established shrub border, patio area.

COUNCIL TAX

Band 'E'

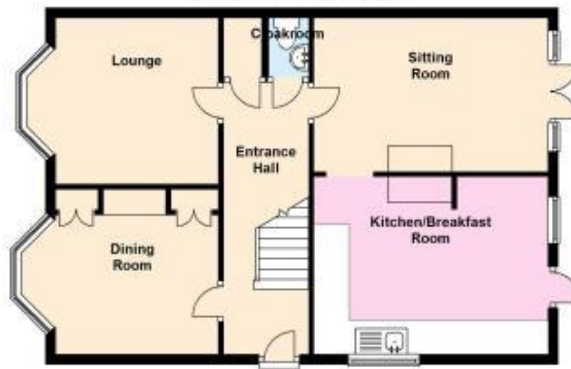






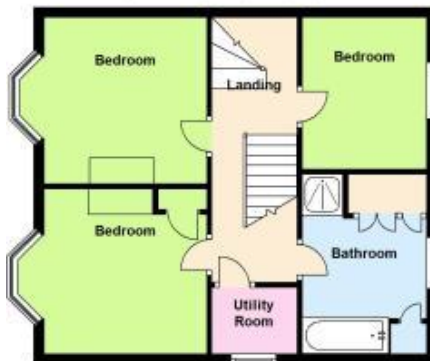
Ground Floor

Approx. 64.2 sq. metres (691.1 sq. feet)



First Floor

Approx. 49.5 sq. metres (533.2 sq. feet)



Second Floor

Approx. 34.6 sq. metres (372.4 sq. feet)



Total area: approx. 148.3 sq. metres (1596.7 sq. feet)

Prepared By david-mortimer.com

Not To Scale For Identification Purposes Only
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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