



38 High Road East, Felixstowe, IP11 9JR

£595,000 FREEHOLD

An individual greatly extended 4 bedroom detached home, modernised throughout by the current vendors and benefiting from a magnificent southerly aspect rear garden extending to approximately 80ft depth x 50ft width.

The property incorporates reception hallway, large open plan lounge / dining room, internal snug/study, fitted kitchen, utility room, cloakroom and 1st floor bathroom.

Works carried out to the property by the current vendor include the re-fitment of each of the kitchen, bathroom, utility room and cloakroom, replacement of radiators, installation of a combination boiler, rewiring throughout including LED recessed spotlights to the ground floor and external sockets, replacement of soffits and barge boards and a replacement roller garage door.

Externally to the rear aspect the property features a magnificent garden extending to approximately 80ft in depth x 50ft width being landscaped, partly lawned featuring a fishpond with established Koy carp, in addition to greenhouse, summerhouse & shed.

Externally to the front aspect is an in and out driveway further extending beyond gate to allow further parking to the side of the property, enabling off street parking in total for up to numerous vehicles and leading to a garage larger than average in size extending to approximately 24ft in depth x 11ft 4" in width.

Invictus vinyl flooring features throughout the ground floor and all internal doors have been replaced with light oak doors some of which are part glazed.

High Road East is an established and popular residential location, located just a short walk from Felixstowe's main town centre, but also within walking distance of the sea at Cobbold's Point and Underdiff Road East.

COMPOSITE DOUBLE-GLAZED ENTRANCE DOOR With glazed side and inner panels leading to

RECEPTION HALLWAY 21' 0" x 6' 3" (6.4m x 1.91m)

Recessed LED spot lights, vertical radiator, under stairs storage cupboard, UPVC double glazed window to side aspect, UPVC double glazed door leading to outside, also doors leading to

LOUNGE/DINING ROOM 27' 8" maximum x 22' 8" maximum (8.43m x 6.91m)

An open plan room separated by large feature archway and consisting of

LOUNGE AREA 14' 7" x 12' 3" (4.44m x 3.73m)

With feature entertainment wall with space for flat screen television and associated equipment, vertical radiator, recessed LED spotlights, UPVC double glazed windows to front and side aspects

DINING AREA 22' 8" x 11' 9" (6.91m x 3.58m)

A magnificent room featuring an externally vented flame effect gas log fire with circular marbled hearth, radiator, recessed LED spotlights, UPVC double glazed window to rear aspect, double glazed patio doors leading to outside also part-glazed oak panelled internal doors leading to

SNUG/STUDY 11' 8" x 10' 0" (3.56m x 3.05m) (Also door from hallway) recessed spots

KITCHEN 14' 7" x 7' 2" (4.44m x 2.18m)

Fully fitted with granite worksurfaces, one and a half bowl sink unit inset with mixer tap. A range of fitted drawers, cupboards, units and work surfaces, integrated dishwasher, space for free-standing fridge/freezer, professional Range Master cooker with Belling extractor hood above, recessed LED spotlights, UPVC double glazed windows to front and side aspects.

CLOAKROOM Comprising low-level WC, wash hand basin with mixer tap and storage cupboard beneath, recessed LED spotlight, UPVC double glazed window to side aspect and door leading to

UTILITY ROOM 7' 8" x 5' 9" (2.34m x 1.75m)

Refitted to match kitchen units, comprising a single drainer sink unit with mixer tap and cupboards under, fitted cupboards and eye-level units, plumbing for automatic washing machine, recessed LED spotlights, UPVC double glazed window to side aspect. Concealed British gas combination boiler serving domestic hot water supply and central heating.

1ST FLOOR LANDING 17' 6" x 6' 3" (5.33m x 1.91m)

A light and airy landing with large angled UPVC double glazed window, radiator, built in storage / airing cupboard with slatted shelving and double glazed window to side aspect, large access to insulated and partly boarded loft space with light connected, oak panelled doors leading to

BEDROOM 1 14' 9" x 11' 9" (4.5m x 3.58m)

Fitted with a range of bedroom furniture consisting of ceiling to floor wardrobes, also bedside cabinets with 3 larger drawers to each side, radiator, UPVC double glazed windows to front, rear and side aspects

BEDROOM 2 11' 9" x 10' 4 maximum reducing to 9' 2"

Fitted with a range of bedroom furniture consisting of ceiling to floor wardrobes, bedside cabinets and also fitted desk and shelving, radiator, UPVC double glazed window to rear aspect

BEDROOM 3 15' 3" x 6' 5" (4.65m x 1.96m)

Radiator, UPVC double glazed windows to rear and side aspects

BEDROOM 4 8' 2" x 7' 2" (2.49m x 2.18m)

Vertical radiator, UPVC double glazed windows to front and side aspects

BATHROOM 7' 2" x 6' 2" (2.18m x 1.88m)

Refitted a modern bathroom suite with tiled flooring comprising a panelled bath with wall mounted shower with overhead spray and also hand held spray attached, low level WC, wash hand basin with storage cupboards beneath, storage cupboards and wall mounted mirror fronted storage cabinet with courtesy lighting, extractor fan, vertical towel rail / radiator, fully tiled wall surfaces, recessed LED spotlights, UPVC double glazed window to side aspect

OUTSIDE

The property stands on a good sized plot recessed from Felixstowe's High Road East and consists of

FRONT GARDEN

A shingled in and out driveway comfortably enables off street parking for upto 4 vehicles, also / additionally space to either side for a caravan / camper van. There are flower borders, side access to the rear garden and also a gate extending to further driveway area leading to the garage.

The area from road to garage extends to approximately 72ft in depth with 45ft being the measurement from gate to garage.

GARAGE 24' 0" x 11' 4" (7.32m x 3.45m)

With replacement roller door, light and power connected, windows to rear and side aspect and further personal door leading into rear garden

REAR GARDEN 80' x 50' (24.38m x 15.24m)

The rear garden offers a mainly southerly aspect, has been exceptionally well maintained, has a Veranda accessed immediately from the lounge enabling covered but open seating area in turn leading to the main garden area laid to lawn.

A wide variety of established flowers, shrubs and trees, the garden also houses a summer house, storage shed, greenhouse and a raised pond with waterfall feature, the pond housing a number of established Koy carp.

There is external power sockets and external lighting to the rear garden in addition to power to outbuildings.

The rear garden is enclosed by fencing further extends to the side of the property where there is the additional access to front garden.

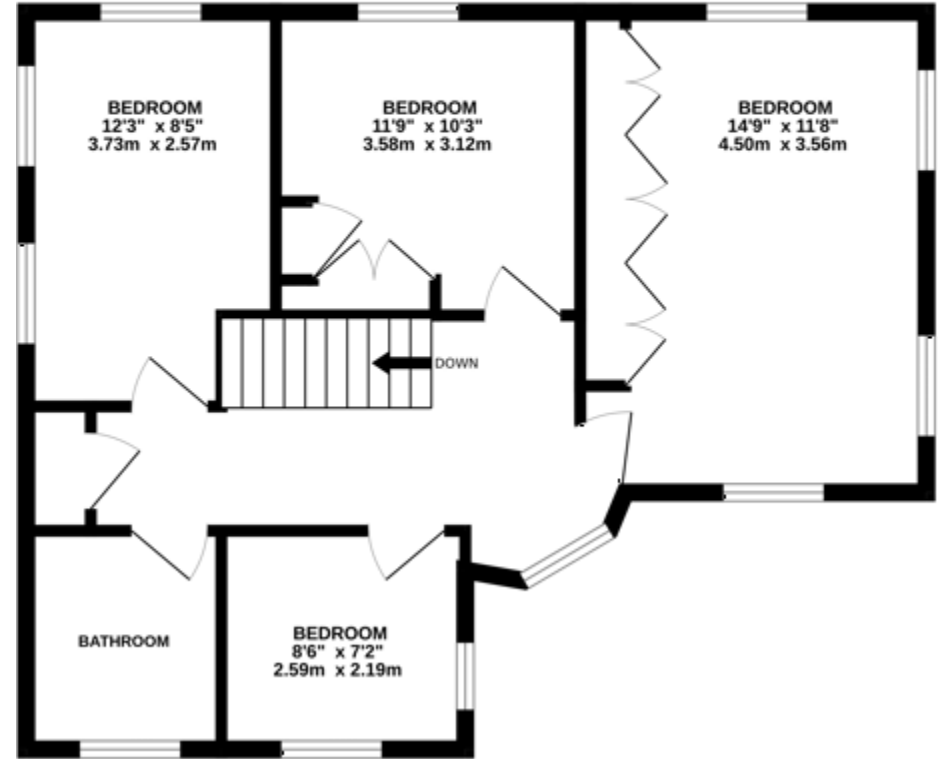
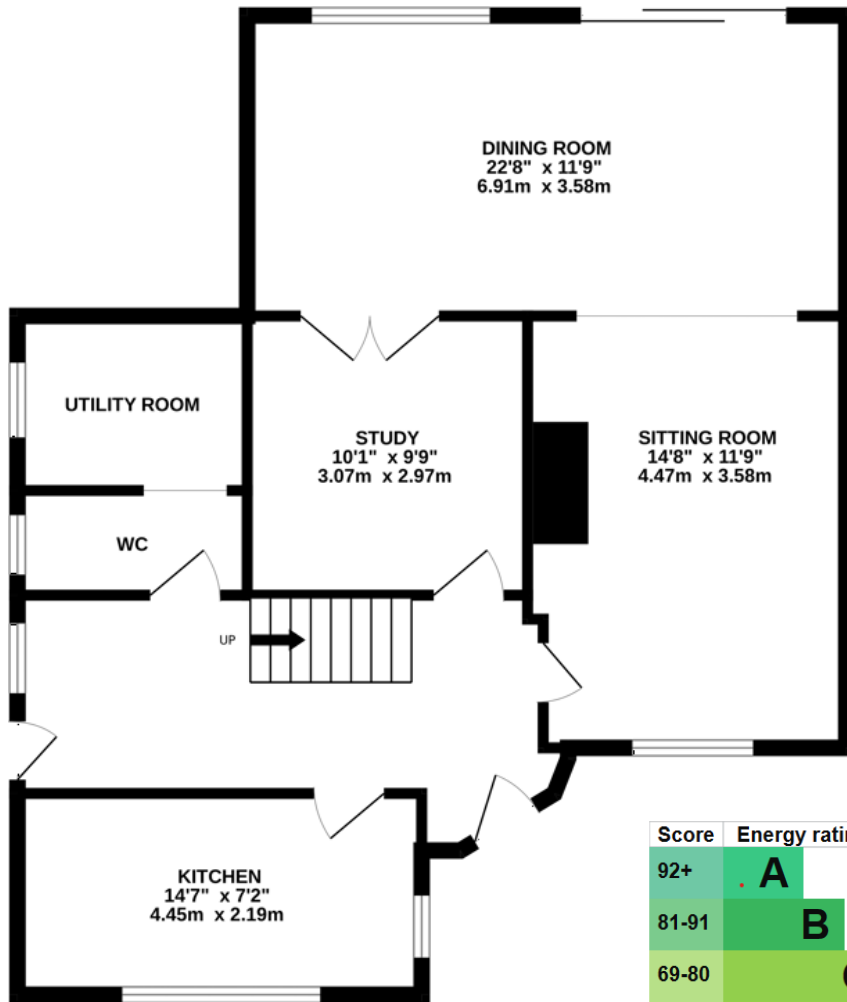
COUNCIL TAX BAND E





GROUND FLOOR

1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		