



1 Broomfield, Felixstowe, IP11 2JG

£260,000 FREEHOLD

Offered for sale with no onward chain and situated on a corner plot in a quiet cul-de-sac is this spacious three bedroom semi-detached ex local authority home.

In addition to the three bedrooms the property benefits from ample off road parking, garage and a private south easterly rear garden.

The accommodation in brief comprises entrance porch, entrance hall, open plan lounge/diner, conservatory, kitchen, utility room, cloakroom, upstairs there are three bedrooms and a family bathroom.

Heating is supplied in the form of gas fired central heating to radiators via a combination boiler which has a remainder of a ten year warranty, windows are of double glazed construction.

Broomfield is a quiet cul-de-sac located a short distance away from a major supermarket, doctors surgery and a pharmacy with links to the A14 also nearby. Felixstowe town centre is approximately one mile away and Felixstowe High School is also nearby.

With the property in need of some modernisation, a viewing is highly recommended to appreciate the potential on offer.

UPVC PART OBSCURED GLAZED ENTRANCE DOOR

Opening into :-

ENTRANCE PORCH

Further entrance door opening into :-

ENTRANCE HALL 14' 2" x 7' (4.32m x 2.13m)

Laminate flooring, radiator, stairs leading up to the first floor with an under stairs storage cupboard and doors to :-

LOUNGE/DINER 26' 2" x 12' (7.98m x 3.66m)

Three radiators, window to the rear aspect, TV point, telephone point, two ceiling fan lights and a sliding door opening into :-

CONSERVATORY 14' 8" x 8' 10" (4.47m x 2.69m)

Windows and doors overlooking the rear garden.

KITCHEN 11' 6" x 7' 10" (3.51m x 2.39m)

Fitted worktops with a tiled splashback, solid wood fitted storage units above and matching units and drawers below, composite one and a half sink unit with mixer tap and single drainer, space and plumbing available for a dishwasher, integrated Miele oven with a four ring gas hob and cooker hood above, space for under counter fridge, radiator, window to the front aspect, under stairs storage cupboard which has space and plumbing available for a washing machine, obscured window to the front aspect. Also door opening into :-

UTILITY ROOM 13' 2" x 7' 4" (4.01m x 2.24m)

Fitted worktops with storage units above and matching units below, laminate flooring, windows to both the rear and side aspect, door opening onto the front of the property, also door into :-

CLOAKROOM

Low level WC, obscured window to the side aspect.

FIRST FLOOR LANDING

Window to the front aspect, access to loft space, large airing cupboard housing the Viessmann combi-boiler with remainder of a ten year warranty, doors to :-

BEDROOM 1 15' 8" into the wardrobe x 9' 4" (4.78m x 2.84m)

Radiator, window to rear aspect, fitted wardrobes with sliding doors.

BEDROOM 2 12' x 10' (3.66m x 3.05m)

Radiator, window to rear aspect.

BEDROOM 3 11' 6" x 9' 10" (3.51m x 3m)

Radiator, window to front aspect, fitted wardrobe.

FAMILY BATHROOM

Suite comprising low level WC, hand wash basin, panelled bath with electric shower over, tiled walls, radiator, obscured window to the front aspect.

OUTSIDE

To the front of the property there is a low brick wall to the boundary and the garden is mainly laid to lawn with a garden path leading to both the entrance door and the side entrance, driveway allowing ample off road parking, established shrub and plant border, side access gate.

The rear garden is of south easterly aspect and is mainly laid to lawn with established shrub and plant border, enclosed by fencing, patio area, outside tap and outside lighting.

GARAGE 15' 11" x 8' 5" (4.85m x 2.57m)

Metal barn style doors, light and power connected.

COUNCIL TAX

Band 'B'

Address: 1 Broomfield, FELIXSTOWE, IP11 2JG
RRN: 0058-3035-4207-2674-5200







