



36 Springfield Avenue, Felixstowe, IP11 9JZ

£450,000 FREEHOLD

Situated within close proximity to the Felixstowe town centre and popular local schools is this 1970's four bedroom detached family home.

In addition to the four bedrooms the property benefits from a south facing rear garden, ample off road parking, a garage and car port.

Additionally there are two reception rooms, a conservatory, cloakroom, lift access from the ground floor into the first floor, gas fired central heating and double glazed windows throughout.

The accommodation in brief comprises; entrance hall, lounge, dining room, kitchen, conservatory and cloakroom. Upstairs there are four bedrooms and a shower room.

The property is conveniently located within a short distance of the Felixstowe town centre, as well as the Grove medical centre and Felixstowe train station. Schools such as Fairfield Infant and Colneis Junior are also nearby and both boast an Ofsted rating of Good.

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

COVERED UPVC PART-GLAZED ENTRANCE DOOR

Opening into :-

ENTRANCE HALL 7' 1" x 5' 8" (2.16m x 1.73m)

Lift access to the first floor, doors to :-

LOUNGE 15' 11" x 12' (4.85m x 3.66m)

Radiator, window to the front aspect, TV point, door opening into :-

DINING ROOM 14' 5" x 10' (4.39m x 3.05m)

Stairs leading up to the first floor with under stairs storage cupboard, radiator, door into the kitchen. Door into :-

CONSERVATORY 9' 9" x 9' 4" (2.97m x 2.84m)

Brick built base conservatory with UPVC windows and doors overlooking the rear garden, radiator.

KITCHEN 17' 2" max x 8' 9" (5.23m x 2.67m)

Fitted worktops with a tiled splashback, fitted storage units above and matching units and drawers below, stainless steel one and a half bowl sink unit with mixer tap and single drainer, space and plumbing available for both a washing machine and a dishwasher, integrated eye level Neff double oven, further Bosch four ring induction hob with extractor above, space for a freestanding fridge/freezer, storage cupboard, windows to both rear and side aspect, radiator, door into :-

INNER HALL

Radiator, door to outside, door opening into entrance hall.

CLOAKROOM

Suite comprising low level WC, hand wash basin, part tiled walls and obscured window to the side aspect.

FIRST FLOOR LANDING

Obscured window to the side aspect, radiator, access to the loft space, airing cupboard housing the Vaillant combi boiler, and doors to :-

BEDROOM 1 13' 7" x 9' 9" (4.14m x 2.97m)

Radiator, window to the front aspect, built in wardrobes.

BEDROOM 2 11' 2" x 9' 1" (3.4m x 2.77m)

Radiator, window to the front aspect, built in wardrobe and lift access to the ground floor.

BEDROOM 3 9' 8" x 8' 5" (2.95m x 2.57m)

Radiator, window to rear aspect.

BEDROOM 4 9' 3" x 8' 5" (2.82m x 2.57m)

Radiator, window to the rear aspect.

SHOWER ROOM 7' 6" x 6' (2.29m x 1.83m)

Re-fitted suite comprising WC with hidden cistern, vanity hand wash basin with mixer tap and storage cupboards underneath, corner shower cubicle installed June 2023, part tiled walls, heated towel rail, shaver point, obscured window to the side aspect.

OUTSIDE

To the front of the property is a driveway allowing off road parking for multiple cars, the rest of the front garden is open and mainly laid to lawn, side access gate. On the drive there is also a carport, an outside tap and a service door into the garage.

REAR GARDEN

South facing and is mainly laid to lawn enclosed by fencing and a brick wall to the side boundary with established shrub border, garden shed, side access gate.

GARAGE 17' 6" x 12' 1" (5.33m x 3.68m)

Larger than average garage with up and over door, light and power connected, electricity fuse board and meters located in the garage, service door to the front and further door into the rear garden.

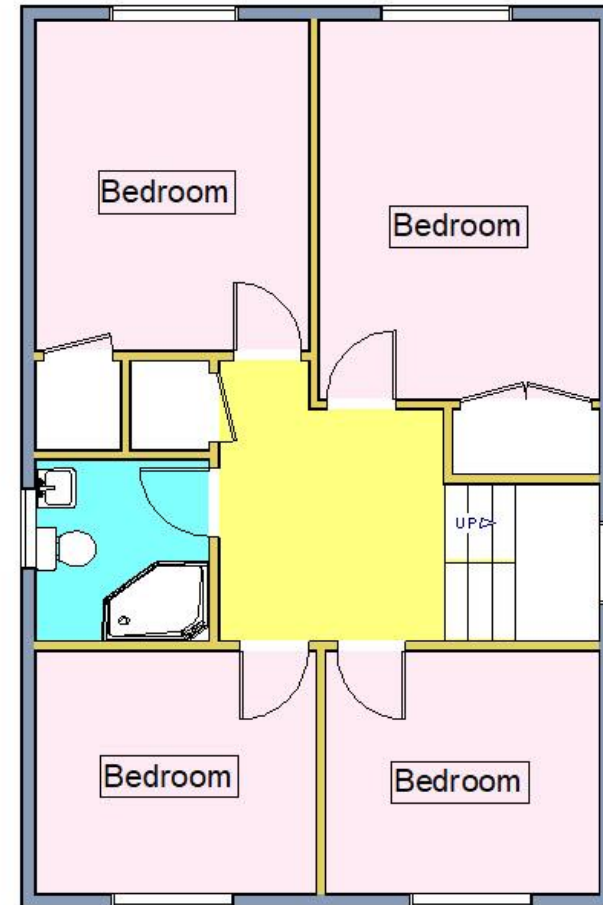
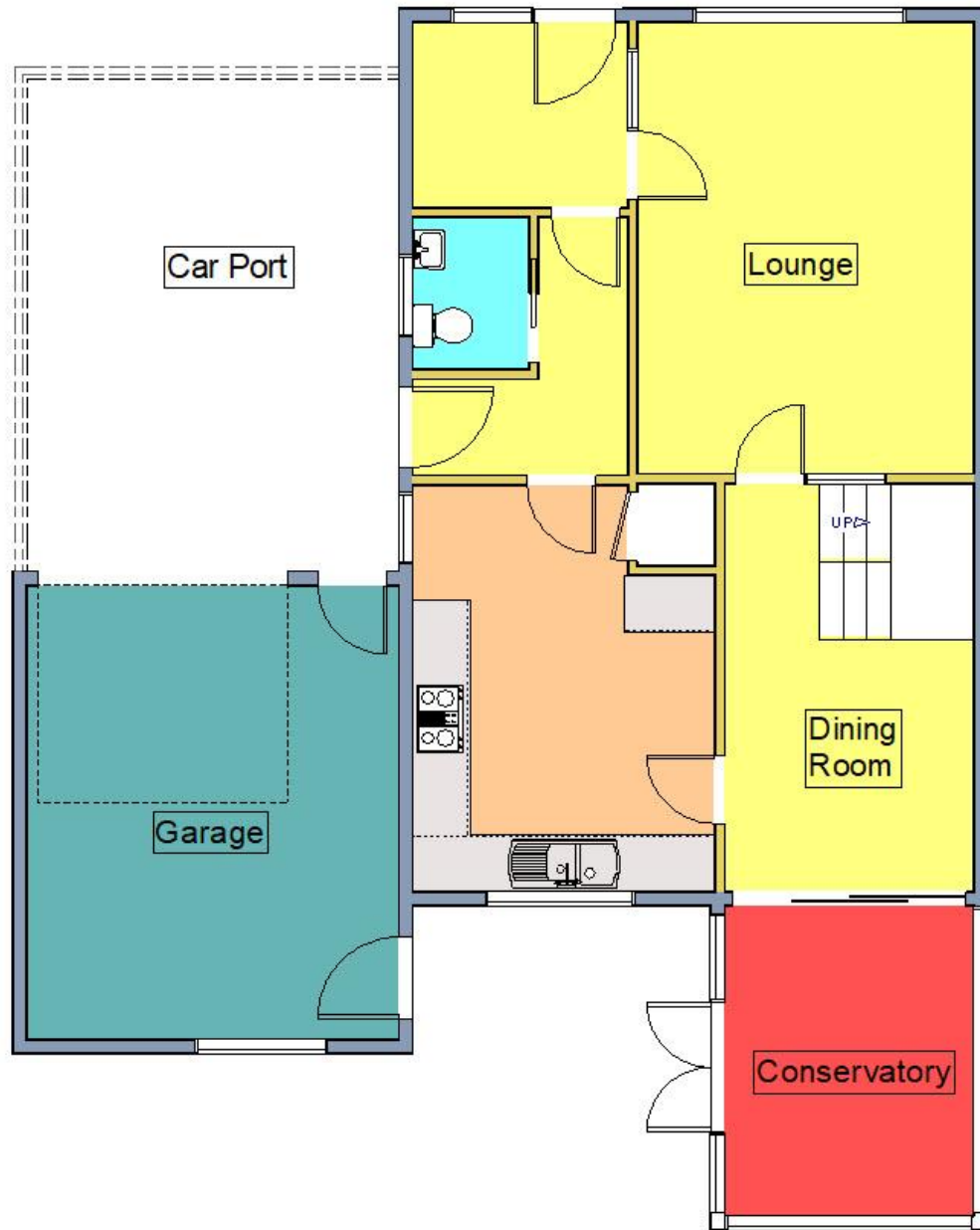
COUNCIL TAX

Band 'D'









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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