



119 Cliff Road, Felixstowe, IP11 9SA

GUIDE PRICE £1,150,000

Set in a Cliff top position and offering fine views overlooking the sea and towards the Deben estuary, a stunning balconied extended contemporary detached three / four-bedroom property affording an exceptionally high-quality finish throughout

Extending to approximately 1914 sq ft (178sq m), the property is located parallel to the sea in one of Old Felixstowes most select and established residential locations.

Set over two floors the property has undergone an extensive and comprehensive program of reconfiguration and reconstruction carried out by well reputed local builders Turners.

The property offers generous room sizes and incorporates an open plan kitchen / living / family room, three / four bedrooms with sea view master bedroom suite with dressing room and spreading entire first floor width, lounge, dining room, utility room, conservatory / entertaining room, family bathroom, two en-suites, and spacious reception hallway / landing with oak glass staircase.

Heating is supplied via gas fired central heating to radiators whilst all windows are of double glazed construction.

Externally the property has well maintained gardens with the rear garden extending to approximately 130ft x 50ft and the front aspect having off street parking for a large number of vehicles and leading to garage.

A truly individual property with beautiful presentation throughout and with wonderful views, an internal inspection is advised to fully appreciate the accommodation and views on offer.

ANTHRACITE DOUBLE GLAZED FRENCH DOORS Leading into :-

RECEPTION HALLWAY 25' max reducing to 10' x 21' (7.62m x 6.4m)

A feature hallway with Karndean effect flooring, split level oak and glass staircase leading to first floor landing. Under stairs storage cupboard, recessed LED spotlights, three radiators, built in storage cupboard, part glazed Oak French doors leading to each of living room /family room / kitchen, lounge and dining room, also oak door leading to :-

CLOAKROOM 5' 4" x 3' 3" (1.63m x 0.99m)

Low level WC, wash hand basin with mixer tap, extractor fan, recessed LED spotlights.

SITTING ROOM 13' 8" x 12' 7" (4.17m x 3.84m)

Fine sea views to front aspect via Anthracite double glazed French doors leading onto terrace. Two radiators.

DINING ROOM 17' 5" x 8' 9" (5.31m x 2.67m)

Fine sea views to front aspect via Anthracite double glazed French doors leading onto terrace. Radiator.

OPEN PLAN FAMILY LIVING AREA 33' x 15' max reducing to 11' 6" (10.06m x 3.51m)

A stunning light and airy open plan room seamlessly merging lounge area into a magnificent fitted kitchen and set overlooking the rear garden which is accessed via UPVC double glazed French Doors with matching double windows to either side. Whilst open plan and spacious, the room consists of:

FAMILY LIVING AREA 19' 4" x 15' (5.89m x 4.57m)

Feature glass fronted real flame effect log burning gas fire with surround, set adjoining bespoke display unit with courtesy lighting, mirror backed shelving and storage cupboards., Radiator, recessed LED spotlights, door leading into home office / bedroom four.

KITCHEN AREA 15' 2" x 11' 5" (4.62m x 3.48m)

A stunning fitted kitchen featuring a central island / dining area (10'4" x 4'9") with Granite surface and butler sink inset. The central island has mixer taps, drawers and cupboards beneath also integrated Bosch dishwasher. The kitchen comprises an AEG Halogen hob, extractor hood, Neff double oven, integrated refrigerator, integrated freezer and further fitted drawers and cupboards, part tiled wall surfaces, recessed LED spotlights, walk in shelved pantry (6'5" x 3'5"), also door leading into conservatory / entertaining room and into :-

UTILITY ROOM 10' x 6' 2" (3.05m x 1.88m)

Granite worksurface with stainless steel sink inset and mixer taps., Two cupboards, plumbing for automatic washing machine, space for tumble dryer above, Worcester combination boiler serving hot water supply and central heating, vertical storage cupboard, UPVC double glazed door leading to outside.

HOME OFFICE / BEDROOM 4 14' x 10' 4" (4.27m x 3.15m)

Radiator, recessed LED spotlights, UPVC double glazed French doors leading to rear garden, also door leading into garage.

CONSERVATORY / ENTERTAINING ROOM 12' 9" x 11' 4" (3.89m x 3.45m)

Brick cavity wall base, UPVC double glazed upper sections and clad ceiling. The room features a home bar with Granite effect worksurface, also drawers and cupboards beneath and shelved storage / display. Double glazed door leading to outside

FIRST FLOOR LANDING 21' 3" x 5' 7" (6.48m x 1.7m)

Open plan and featuring oak and glazed staircase from ground floor, built in storage / airing cupboard, further large built in storage cupboard, double glazed window to side aspect, doors leading to :-

MASTER BEDROOM 23' 4" x 13' 10" (7.11m x 4.22m)

A spacious bedroom suite with both sleeping and living area, each offering the benefit of fine sea views from elevated first floor position by two sets of Anthracite double glazed French doors opening onto a stunning sea view balcony. Two radiators, also door leading into :-

DRESSING ROOM 13' 7" x 8' 9" (4.14m x 2.67m)

Vertical radiator, recessed LED spotlights, fitted mirror fronted slide robe wardrobes to each side, space for dressing table, fine sea views from Anthracite double glazed French doors leading onto balcony and also door leading into :-

EN-SUITE SHOWER ROOM 8' 1" x 6' (2.46m x 1.83m)

Part tiled comprising a corner shower cubicle with shower inset with rain forest head and further side spray. Low level WC, wash hand basin, heated towel rail / radiator, extractor fan, recessed LED spotlights, UPVC double glazed window to side aspect.

BALCONY Approximately 34' x 7' (10.36m x 2.13m)

A spacious glazed balcony with composite decking, fine sea views to front and side aspect, also views towards Bawdsey and the Deben estuary.

BEDROOM 2 20' 5" max reducing to 14'6 x 11' 9" (6.22m x 3.58m)

Multiple fitted wardrobes to one wall. Radiator, two UPVC double glazed windows to rear aspect overlooking rear garden, door leading to :-

EN-SUITE BATHROOM 8' 4" x 5' 4" (2.54m x 1.63m)

Fully tiled wall and floor surfaces, comprising panel bath with mixer taps and shower over, adjacent shower screen, low level WC, wash hand basin, fitted drawers and cupboards, vertical heated towel rail, recessed LED spotlights, UPVC double glazed window to side aspect.

BEDROOM 3 15' 2" max reducing to 13'2 x 10' (4.62m x 3.05m)

Fitted mirror fronted slide robe style wardrobes, radiator, UPVC double glazed window to rear aspect.

BATHROOM 10' 1" x 5' 9" (3.07m x 1.75m)

Fully tiled wall and floor surfaces comprising a panel bath with mixer taps and shower attachment, low level WC, wash hand basin with storage cupboards beneath, heated towel rail / radiator, recessed LED spotlights, extractor fan, glass storage shelves, feature mirror with courtesy lighting.

OUTSIDE

The property stands recessed from Felixstowe's Cliff Road, offers fine sea views and has gardens to both the front and rear aspects.

Enclosed by hedging and approached via pillared entrance the front garden consists of a large sweeping block paved driveway extending and leading to garage. Raised terrace and lawned area housing fountain style water feature.

GARAGE 20' 1" x 11'4" max reducing to 9' 4" (6.12m x 2.84m)

Accessed via remote roller door the garage has recessed LED spotlights and personal door leading into the home office / bedroom 4

REAR GARDEN Approximately 125' x 50' (38.1m x 15.24m)

The rear garden is enclosed and beautifully established, features a large patio / terrace extending to the main garden area which is lawned with a wide variety of established shrubs and trees.

Towards the rear boundary is a summer house with adjoining store total measurement approximately 20' x 10' and with light and power connected.

COUNCIL TAX Band 'G'











