



## 20 Tomline Road, Felixstowe, IP11 7QW

**£525,000 FREEHOLD**

Situated within close proximity to Felixstowe town centre is this beautifully presented and immaculate double bay fronted four bedroom detached family home with a pitched tiled roof and part rendered finish.

In addition to the four bedrooms the property benefits from off road parking, garage, a west facing rear garden, modern kitchen and modern bathroom.

Additionally there are two reception rooms with a multi fuel burner in the lounge, in several rooms there are fitted shutter blinds, a utility room and a downstairs cloakroom.

The accommodation in brief comprises entrance hall, lounge, kitchen, utility room, cloakroom, dining room, conservatory, upstairs there are four bedrooms and a family bathroom. Heating is supplied in the form of gas fired central heating to radiators and windows are of double glazed construction.

Tomline Road is a popular residential road situated a short distance away from Felixstowe town centre, seafront and train station. Schools such as Fairfield Infant and Colneis Junior are both located under a mile away and both boast an Ofsted rating of Good.

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

#### **COVERED ENTRANCE DOOR**

Opening into :-

#### **ENTRANCE HALL 14' 11" x 9' (4.55m x 2.74m)**

Karndean flooring, radiator, obscured window to the front aspect, with a further window to the side aspect with fitted shutter blind, stairs leading up to the first floor with an under stairs storage cupboard, vertical radiator and doors to :-

#### **LOUNGE 15' 11" x 14' 8" into the bay (4.85m x 4.47m)**

Continuation of Karndean flooring, radiator, bay window to the front aspect, TV point, multi-fuel burner.

#### **DINING ROOM 13' 3" x 12' 6" (4.04m x 3.81m)**

Continuation of Karndean flooring, radiator, window to the side aspect with fitted shutter blinds, sliding door opening into :-

#### **CONSERVATORY 17' 9" x 9' 4" (5.41m x 2.84m)**

Continuation of Karndean flooring, brick built base conservatory with UPVC windows and doors overlooking the rear garden, two radiators.

#### **KITCHEN 16' 8" x 12' 5" (5.08m x 3.78m)**

A modern refitted kitchen comprising a Quartz resin fitted worktop with handleless Holborn matt light grey units and drawers below, a Quartz resin fitted worktop central island with breakfast bar area, Anthracite handleless storage units and drawers below, wall lined Holborn matt light grey storage units, inset one and a half stainless steel sink unit with hoe style mixer tap, integrated appliances such as a fridge/freezer, dishwasher, eye level Neff slide and hide oven, with further eye level Neff microwave combi with warming tray underneath, pantry style cupboard, four ring induction hob with integrated extractor, two windows to the side aspect, spotlights, radiator, continuation of the Karndean flooring, TV point and door opening into :-

#### **UTILITY ROOM 6' 3" x 5' 1" (1.91m x 1.55m)**

Fitted worktops with high white gloss handleless cupboard underneath, space and plumbing available for a washing machine, radiator, spotlights, door opening to the rear garden and door to :-

#### **CLOAKROOM**

Modern suite comprising WC with hidden cistern, vanity hand wash basin with mixer tap and storage cupboard underneath, vertical radiator, spotlights, obscured window to the rear aspect.

## FIRST FLOOR LANDING

Window to side aspect with fitted shutter blinds, radiator, access to the boarded loft space, large airing cupboard housing the Viessmann boiler and hot water cylinder. Doors to :-

## BEDROOM 1 15' x 14' 8" into the bay (4.57m x 4.47m)

Radiator and bay window to the front aspect, fitted with shutter blinds.

## BEDROOM 2 13' 3" x 12' 6" (4.04m x 3.81m)

Original wood flooring, radiator, window to the rear aspect with fitted shutter blinds.

## BEDROOM 3 9' 11" x 7' 11" (3.02m x 2.41m)

Radiator, window to the front aspect with fitted shutter blinds.

## BEDROOM 4 11' 7" x 9' 3" (3.53m x 2.82m)

Slope ceiling, original wood flooring, radiator, window to side aspect.

## FAMILY BATHROOM 10' 1" x 7' 11" (3.07m x 2.41m)

Modern four piece suite comprising low level WC, vanity hand wash basin with mixer tap and Anthracite storage drawer underneath, panelled bath with mixer tap, and wet room style shower with twin shower head, tiled flooring with under floor heating, part tiled walls, heated towel rail, spotlights, extractor, two obscured windows to the side aspect with fitted shutter blinds.

## OUTSIDE FRONT

To the front of the property is a low maintenance shingled front garden with a low brick wall to the front boundary, a gate and garden path leading to the covered entrance door. Driveway allowing ample off road parking, side access gate.

## OUTSIDE REAR

The rear garden is west facing and is mainly laid to lawn with an established shrub and plant border enclosed by fencing. There is a garden path leading to a patio area, outside tap, service door into :-

## GARAGE 18' 11" x 9' 2" (5.77m x 2.79m)

Pitched roof, light and power connected, wood bi-folding doors.

## COUNCIL TAX

Band 'E'









