



15 Lansdowne Road, Felixstowe IP11 9HG

£595,000 FREEHOLD

An extended bay style detached house built in the 1930s of traditional brick cavity wall construction with a rendered finish, beneath a pitched tiled roof.

The accommodation comprises good size rooms throughout, including entrance lobby, cloakroom, dual height entrance hallway, extended lounge, dining room, kitchen, utility room, garden room/study, three double bedrooms (master bedroom with spacious en-suite shower room) and separate modern shower room.

Further benefits include a block paved driveway enabling off street parking for numerous vehicles, a single garage, attractive west facing private rear garden, double glazed windows to most aspects, and full gas fired central heating via radiators.

The property is situated in a generally sought after residential area with views to the rear over the Dellwood Avenue Town Ground, centrally located for popular nearby schools and within easy reach of open countryside and also the town centre with a variety of both local and national stores available.

COVERED STORM PORCH

Quarry tiled floor, UPVC sealed unit double glazed entrance door opening to :-

ENTRANCE LOBBY

UPVC sealed unit double glazed window to the side aspect, radiator.

CLOAKROOM

Modern white suite comprising wash hand basin with double door vanity cupboard below, WC with concealed cistern, further vanity cupboards, fully tiled walls, tiled floor, heated towel rail/radiator, UPVC sealed unit double glazed window to the side aspect.

DOUBLE HEIGHT ENTRANCE HALLWAY 12' 6" x 7' 6" (3.81m x 2.29m)

Staircase leading to the first floor with storage cupboards below, radiator, UPVC sealed unit double glazed window to the side aspect.

THROUGH LOUNGE 22' 7" x 12' 6" (6.88m x 3.81m)

Fireplace surround with marble inset matching hearth, gas living flame effect fire, two radiators, TV point, sealed unit sliding double glazed patio doors opening to the rear garden, further UPVC sealed unit double glazed window to the side aspect.

DINING ROOM/2ND SITTING ROOM 14' x 12'6" into bay reducing to 11' 2" (4.27m x 3.4m)

Marble fireplace surround, with living flame effect fire, matching hearth, radiator, UPVC sealed unit double glazed window to the front aspect.

KITCHEN 14' 3" reducing to 13' x 9' 6" (4.34m x 2.9m)

Fitted with a range of units with light oak trim comprising base cupboards and drawers, wood grain effect work surfaces over, inset composite one and a half bowl sink unit with mixer tap, tiled splashbacks, matching eye level cupboard, built in stainless steel Bosch double oven, Neff gas four ring hob, concealed extractor hood over, built in airing cupboard with chrome heated towel rail/radiator, tiled floor, UPVC sealed unit double glazed window to the side aspect, further window to the side aspect (not double glazed), throughway to :-

UTILITY ROOM 8' 2" x 6' 3" (2.49m x 1.91m)

Wood grain effect fitted worktop, inset stainless steel single drainer sink unit with mixer tap, tiled splashbacks, fitted base cupboard and matching double door eye level cupboard, space and plumbing for automatic dishwasher, radiator, tiled floor, range of built in cupboards to one wall, window to the rear and side aspect (not double glazed). Door to :-

GARDEN ROOM/STUDY 8' 6" x 8' (2.59m x 2.44m)

Radiator, tiled floor, fitted eye level cupboards, UPVC sealed unit double glazed door to the side aspect, UPVC sealed unit double glazed window to the rear aspect.

FIRST FLOOR LANDING

Access to loft space, built in airing cupboard housing pre-insulated lagged hot water tank, wall mounted Baxi gas fired boiler.

BEDROOM 1 14' x 13'2" into bay reducing to 12' 2" (4.27m x 3.71m)

Range of fitted mirror fronted wardrobes, radiator, UPVC sealed unit double glazed bay window to the front aspect.

EN-SUITE SHOWER ROOM 12' 2 " x 8 ' 2" (3.71m x 2.49m)

Re-fitted with a modern white suite comprising walk in double size shower cubicle with mixer shower and waterproof panelled surround, WC with concealed cistern, wash hand basin with mixer tap and double door vanity cupboards below, heated towel rail/radiator, further radiator, UPVC sealed unit double glazed window to the front aspect.

BEDROOM 2 13' 2" x 12' 6" (4.01m x 3.81m)

Fitted triple door mirror fronted wardrobe, radiator, UPVC sealed unit double glazed window to the rear aspect with views over the rear garden and of the Dellwood Avenue Town Ground.

BEDROOM 3 9' 10" x 9' 6" (3m x 2.9m)

Radiator, fitted double door wardrobe, UPVC sealed unit double glazed window to the rear aspect with views over the Dellwood Avenue Town Ground.

SHOWER ROOM Re-fitted with a modern white suite comprising walk in double size shower cubicle with a fitted shower, tiled surround, WC with concealed cistern, wash hand basin with high gloss finished double door vanity cupboard below, fully tiled walls, tiled floor, ceiling spotlights, low level heater, bidet, two UPVC sealed unit double glazed windows to the side aspect.

OUTSIDE

To the front of the property there is extensive block paved driveway with parking for numerous vehicles, flower and shrub borders, access to a single garage with electric roller door, power and light connected, side access leading to the rear garden.

To the rear of the property there is an attractive landscaped west facing garden offering a good degree of privacy comprising block paved patio area, lawn, shaped shrub and flower borders, timber storage shed 10' x 8', timber workshop 16' x 10' with double doors, external tap and lighting.

COUNCIL TAX

Band 'E'

Address: 15 Lansdowne Road, FELIXSTOWE, IP11 9HG
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