



6 The Pines, Felixstowe IP11 9SU

£550,000 FREEHOLD

Offering fine Sea Views from the rear aspect and also from good size Southerly aspect garden, a detached three-bedroom house situated in a popular and established Old Felixstowe location

In addition to the three bedrooms further accommodation consists of entrance hall, lounge, study, cloakroom, conservatory, kitchen / dining room and first floor bathroom.

Externally the property offers a good size mainly Southerly aspect rear garden from which there are fine views of the sea whilst to the front aspect a driveway enables off street parking for one vehicle leading to a brick built garage.

The Pines is a popular and established residential location in Old Felixstowe leading from Cliff Road and offers pleasant walks via road or promenade to Felixstowe Golf Club and beyond to the hamlet of Felixstowe Ferry.

Originally constructed in the 1970's the property would benefit from some general modernisation and improvements but is offered for sale with vacant possession and no onward chain.

UPVC DOOR WITH DOUBLE GLAZED SIDE PANEL Leading to :-

ENTRANCE HALLWAY

Radiator, staircase leading to first floor landing, doors leading to :-

CLOAKROOM 6' x 3' 4" (1.83m x 1.02m)

Low level WC, wash hand basin, radiator, UPVC double glazed window to front aspect.

LOUNGE 18' x 13' (5.49m x 3.96m)

Offering fine sea views, two radiators, patio door leading into :-

CONSERVATORY 14' 10" x 9' 5" (4.52m x 2.87m)

Offering fine sea views, tiled flooring, double glazed construction with polycarbonate roof, French doors opening onto rear patio/garden.

STUDY 8' x 7' 9" (2.44m x 2.36m)

Radiator, UPVC double glazed window to rear aspect.

KITCHEN/DINING ROOM 17' 5" x 12' 2" (5.31m x 3.71m)

An open plan room consisting of :-

KITCHEN AREA 12' 2" x 9' (3.71m x 2.74m)

Fitted comprising a single drainer sink unit with cupboards under, fitted drawers, cupboards, units and work surfaces, four ring gas hob double oven, extractor hood, splashback, integrated dishwasher, space for fridge, concealed Vaillant boiler serving domestic hot water supply and central heating, recessed spotlights, UPVC double glazed door leading to outside, UPVC double glazed window to front aspect.

DINING AREA 9' x 12'2" max reducing to 9' (2.74m x 2.74m)

Radiator, recessed spotlights, UPVC double glazed window to front aspect.

FIRST FLOOR LANDING

Double door airing cupboard housing hot water cylinder, doors leading to :-

BEDROOM 1 13' x 10' 8" (3.96m x 3.25m)

Offering fine sea views, radiator, UPVC double glazed window to rear aspect.

BEDROOM 2 11' 2" x 9' 2" (3.4m x 2.79m)

Radiator, UPVC double glazed window to front aspect.

BEDROOM 3 10' x 7' (3.05m x 2.13m)

Offering fine sea views, radiator, UPVC double glazed window to rear access, also access via loft access to part boarded loft space.

BATHROOM 6' 3" x 5' 9" (1.91m x 1.75m)

Comprising panel bath with mixer taps and shower attachment, wash hand basin, heated towel rail/radiator, part tiled wall surfaces, UPVC double glazed window to front aspect.

SEPARATE WC

Low level WC, radiator, UPVC double glazed window to side aspect.

OUTSIDE

The property stands recessed from The Pines and has a front garden mainly lawned with pathway leading to front door.

A driveway enables off street parking for one vehicle and leads to a garage.

To the rear of the property is a good sized garden offering fine sea views and a mainly southerly aspect. The garden is set in two tiers with each being laid to lawn, being enclosed by fencing and offering a variety of established shrubs.

GARAGE 18' x 8' 7" (5.49m x 2.62m)

Up and over door, light and power connected, three UPVC double glazed windows to side aspect and personal door allowing access to rear garden.

COUNCIL TAX

Band 'E'







