



11 Westmorland Road, Felixstowe, IP11 9TB

GUIDE PRICE £650,000 FREEHOLD

A well presented and modernised detached family home constructed in the 1970s of traditional brick cavity wall construction beneath a pitched tiled roof.

The well planned and spacious accommodation briefly comprises entrance lobby, entrance hall, lounge, open plan kitchen/dining room, utility room, ground floor cloakroom, galleried landing, four good size bedrooms (master bedroom with en-suite shower room) and family bathroom.

Further benefits include a driveway with off street parking for numerous vehicles, detached double garage south facing rear garden, UPVC sealed unit double glazed windows, full central heating with radiators and hot water supplied via an LG Air Source Heat Pump as well as a south facing solar panel array supplying additional electricity.

The property is situated within a few minutes walk to the sea, promenade, golf course and an area of outstanding natural beauty. In addition the property is within a half a mile from a useful parade of shops in High Road East and approximately one and a half miles from Felixstowe's main town centre shopping thoroughfare.

DOUBLE GLAZED DOOR - Opening to :-

ENTRANCE LOBBY

Built in double door cloaks cupboard, LED ceiling spotlights, engineered oak flooring, throughway to :-

SPACIOUS ENTRANCE HALLWAY

LED ceiling spotlights, radiator, engineered oak flooring, staircase leading to first floor, UPVC sealed unit double glazed door to the side external covered walkway.

CLOAKROOM

Re-fitted with a modern white contemporary style suite, comprising wash hand basin with mixer tap and double door cupboard below, WC with concealed cistern, part tiled walls, tiled floor, chrome heated towel rail/radiator, LED ceiling spotlights, UPVC sealed unit double glazed window to the side aspect.

LOUNGE 20' x 13' 2" (6.1m x 4.01m)

Feature flame effect fire, LED ceiling spotlights, radiator, engineered oak flooring, UPVC sealed unit double glazed window to the front aspect, UPVC sealed unit French doors and side panels overlooking the rear garden.

KITCHEN/DINING ROOM 19' 6" x 17' 6" reducing to 13' 6" (5.94m x 4.11m)

Refitted with a comprehensive range of farmhouse style units with brushed stainless steel fittings comprising base cupboards and drawers with granite work surfaces over, inset double bowl sink unit with mixer tap, matching eye level cupboards, wine rack, under cupboard lighting, space for Range cooker with marble splashback and Neff stainless steel extractor hood over, integrated dishwasher, space for American style fridge/freezer, central island unit with pull out bins and saucepan drawers, tiled floor, radiator, TV point, ceiling spotlights, UPVC sealed unit double glazed French doors opening to the rear garden, UPVC sealed unit double glazed windows overlooking the rear garden.

UTILITY ROOM 9' 10" x 9' 3" (3m x 2.82m)

Fitted with a range of matching units with brushed stainless steel handles comprising base cupboards and drawers with granite work surfaces over, inset ceramic butler sink with mixer tap, matching eye level cupboards and glazed double door display cupboards, LED ceiling spotlights, tiled floor, space and plumbing for automatic washing machine, space for tumble dryer, built in storage cupboard, UPVC sealed unit double glazed window to the front aspect.

GALLERIED LANDING 13' 6" plus recess x 7' (4.11m x 2.13m)

Radiator. Access to loft space with pull down loft ladder.

BEDROOM 1 13' 6" x 11' 2" to face of wardrobes (4.11m x 3.4m)

Range of mirror fronted wardrobes to one wall opening to a walk in wardrobe area with shelving, hanging rails and automatic light, radiator, UPVC sealed unit double glazed window to the rear aspect, door to :-

EN-SUITE SHOWER ROOM

Re-fitted with a modern white contemporary style suite comprising walk in double size shower, cubicle with glazed sliding doors, tiled surround, power shower, wash hand basin with mixer tap and vanity cupboards below, granite work surfaces, WC with concealed cistern, part tiled walls, wood grain effect laminate flooring, chrome heated towel rail/radiator, electric shaver point, LED ceiling spotlights, extractor fan, UPVC sealed unit double glazed window to the rear aspect.

BEDROOM 2 15' 3" to face of wardrobes x 9' 6" (4.65m x 2.9m)

(This was formerly two bedrooms and could easily be reverted back if required). Range of fitted wardrobes to one wall, radiator, ceiling spotlights, two UPVC sealed unit double glazed windows to the front aspect.

BEDROOM 3 13' 2" maximum x 9' 6" plus door recess (4.01m x 2.9m)

Range of fitted storage cupboards, radiator, LED ceiling spotlights, UPVC sealed unit double glazed window to the rear aspect.

BEDROOM 4 10' 3" x 7' 10" to face of wardrobes (3.12m x 2.39m)

Range of fitted wardrobes to one wall, radiator, LED ceiling spotlights, UPVC sealed unit double glazed window to the front aspect.

FAMILY BATHROOM

Re-fitted with a modern white suite comprising 'P' shaped panel bath with central mixer tap and shower over, glazed shower screen, wash hand basin with mixer tap and vanity cupboards below, WC with concealed cistern, tiled floor, part tiled walls, LED ceiling spotlight, extractor fan, heated towel rail/radiator, UPVC sealed unit double glazed window to the side aspect.

OUTSIDE

The property is recessed from the road with an attractive front garden comprising lawn with matured trees and shrubs, extensive pea shingle driveway with parking for numerous vehicles and enabling access to :-

GARAGE

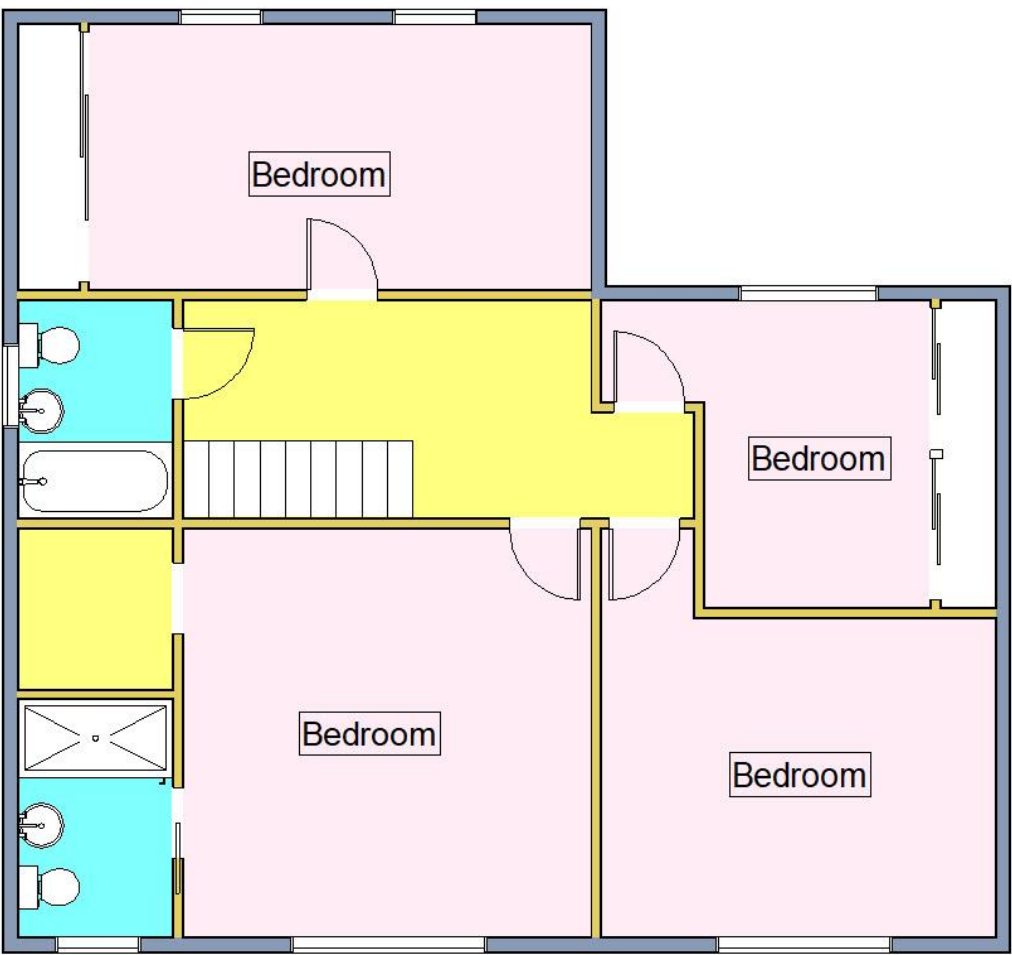
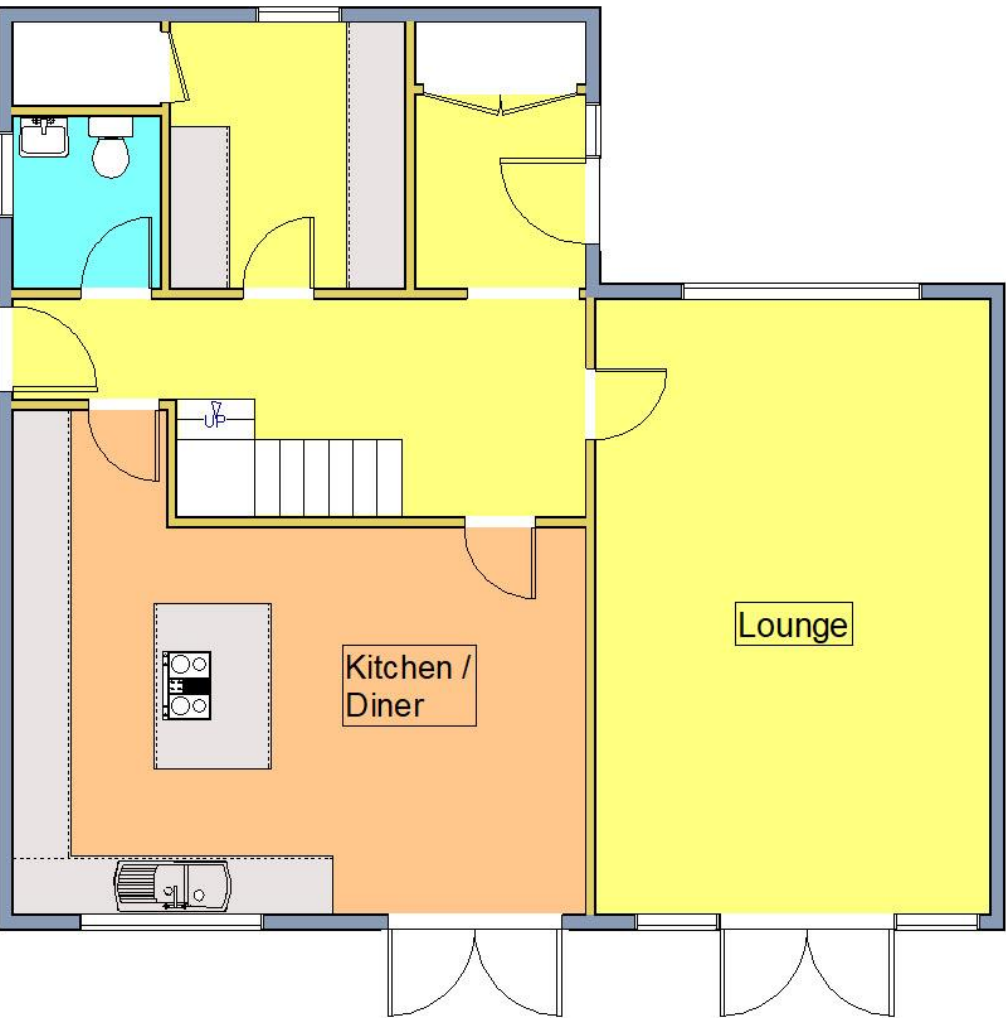
Remote control roller door, power and light connected, external lighting and personal door.

To the rear of the property there is an attractive south facing garden measuring approximately 48' width x 76' depth comprising paved patio area, lawn with well stocked shrub beds, steps leading up to further patio areas with brick planters, shrubs, pampas and various trees with timber fencing to the boundaries, external double power point and twin cold water taps, timber storage shed, external lighting.

COUNCIL TAX Band 'F'







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	81
(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	
WWW.EPC4U.COM		





