



6 Westmorland Road, Felixstowe, IP11 9TB

GUIDE PRICE £700,000 FREEHOLD (CHAIN FREE)

A rare opportunity to purchase this individual extended detached house with sea views from the front aspect and views towards the golf course, River Deben and Bawdsey to the rear.

The property was built in the mid 1970s by Astermond builders of traditional red brick cavity wall construction beneath a pitched tiled roof and subsequently extended to provide spacious and well planned accommodation throughout with considerable potential to alter and redesign to open plan living if desired.

Accommodation briefly comprises entrance porch, entrance hall, cloakroom, lounge, dining room, study, kitchen, utility room, five bedrooms (master bedroom with en-suite bathroom) and family bathroom.

Further benefits include UPVC sealed unit double glazed windows, gas fired central heating via radiators and solar panels assisting with energy efficiency, sweeping driveway with off street parking for numerous vehicles and double garage.

The property stands on a good size plot in the generally sought after area of Old Felixstowe within a very short walk to Felixstowe's golf club and 18 hole golf links, the sea, promenade and open countryside with sailing facilities available at the Ferry being less than one mile distant and a variety of local and national high street stores in the Hamilton Road thoroughfare being again approximately one mile distant.

UPVC SEALED UNIT DOUBLE GLAZED WOOD GRAIN EFFECT DOOR

With leaded light panel, opening to :-

ENTRANCE LOBBY

Radiator, UPVC sealed unit double glazed window to the front aspect, glazed double doors opening to :-

ENTRANCE HALLWAY 14' 8" maximum x 9' 6" (4.47m x 2.9m)

Radiator, staircase leading to the first floor with storage recess below and under stairs storage cupboard, UPVC sealed unit double glazed window to the side aspect.

CLOAKROOM

Coloured suite comprising low level WC, wash hand basin, part tiled walls, radiator, UPVC sealed unit double glazed window to the front aspect.

LOUNGE 19' 7" x 14'8 maximum reducing to 12' 6" (5.97m x 3.81m)

York stone fireplace, stone hearth, two radiators, TV point, three wall light points, telephone point, UPVC sealed unit double glazed window to the front aspect, UPVC sealed unit double glazed sliding patio doors opening to the rear garden.

DINING ROOM 13' 7" x 10' 8" (4.14m x 3.25m)

Radiator, UPVC sealed unit double glazed window to the rear aspect. Door to :-

STUDY 11' x 9' 6" (3.35m x 2.9m)

Radiator, telephone point, UPVC sealed unit double glazed window to the rear aspect.

KITCHEN 14' 8" x 11' (4.47m x 3.35m)

Fitted with a range of units with oak trim comprising base cupboards and drawers with work surfaces over, inset stainless steel one and a half bowl sink unit with mixer tap, matching eye level cupboards, built in Tricity double oven, gas four ring hob with concealed extractor hood over, space and plumbing for automatic dishwasher, UPVC sealed unit double glazed window to the side aspect, walk in pantry with fitted shelves, door to :-

UTILITY ROOM 12' 8" x 6' 7" (3.86m x 2.01m)

Stainless steel single drainer sink unit with mixer tap, tiled splashbacks, pine double storage cupboards below, fitted worktops, radiator, wall mounted Ideal Classic gas fired boiler, built in storage cupboard, UPVC sealed unit double glazed windows to the side and rear aspect, UPVC sealed unit double glazed door opening to the side.

FIRST FLOOR GALLERIED LANDING

Access to the loft space, two radiators, built in double door storage cupboard, built in airing cupboard housing hot water cylinder with pine slatted shelves, UPVC sealed unit double glazed window to the front aspect with sideways views towards the sea.

BEDROOM 1 17' 10" x 10' 10" plus door recess (5.44m x 3.3m)

UPVC sealed unit double glazed windows to the front and side aspect with views of the sea, range of fitted bedroom furniture comprising wardrobes and drawers, radiator.

EN-SUITE BATHROOM 14' x 4' 7" (4.27m x 1.4m)

Coloured suite, comprising panel bath with mixer shower over, low level WC, bidet, pedestal wash hand basin, part tiled walls, radiator/heated towel rail, electric light/shaver point, UPVC sealed unit double glazed window to the side aspect.

BEDROOM 2 14' 2" x 8' 10" (4.32m x 2.69m)

Radiator, TV point, sealed unit double glazed window to the side aspect with views of the sea.

BEDROOM 3 12' 6" x 9' 10" (3.81m x 3m)

UPVC sealed unit double glazed window to the front aspect with sideways views of the sea, radiator, built in double door wardrobe.

BEDROOM 4 11' 4" x 11' (3.45m x 3.35m)

Built in double door wardrobe, radiator, UPVC sealed unit double glazed window to the rear aspect with views towards Bawdsey, Golf course and Deben Estuary.

BEDROOM 5 12' 6" x 9' 3" (3.81m x 2.82m)

Radiator, UPVC sealed unit double glazed window to the rear aspect with views towards Felixstowe Ferry golf course and the River Deben.

FAMILY BATHROOM

Coloured suite comprising panel bath with shower over, low level WC, pedestal wash hand basin, part tiled walls, heated towel rail/radiator, UPVC sealed unit double glazed window to the rear aspect.

OUTSIDE

The property stands on a good size plot with views from the front garden towards the sea.

To the front of the property there is a sweeping driveway with off street parking for numerous vehicles, lawn with established flower and shrub borders, external lantern style light, dual side access to the rear garden and access to :-

DOUBLE GARAGE 18' x 7' 10" (5.49m x 2.39m)

Twin opening up and over doors, power and light connected, window to the front aspect and part glazed door to the rear.

REAR GARDEN

To the rear of the property there is an attractive landscaped garden comprising lawn with shaped shrub and flower borders stocked with a variety of flowers and shrubs. The rear garden is approximately 75' in depth x 50' in depth and offers a good degree of privacy.

COUNCIL TAX - Band 'G'

Address: 6 Westmorland Road, FELIXSTOWE, IP11 9TB
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