



33 Cowley Road, Felixstowe, IP11 7BU

£425,000 FREEHOLD

A well-presented and extended double square bay style three-bedroom detached house originally built in the 1920s of traditional red brick cavity wall construction with rendered upper elevations beneath a pitch tiled roof.

The well planned and spacious accommodation briefly comprises entrance porch, entrance hall, lounge, dining room, sitting room, kitchen/breakfast room, utility room, ground floor shower room, three double bedrooms (master bedroom with en-suite shower room) and family bathroom.

Further benefits include full gas fired central heating via radiators, UPVC sealed unit double glazed windows, off street parking for one vehicle and has a pleasant enclosed garden. The property is situated in a convenient town centre location within a few minutes walk from the main shopping thoroughfare with a variety of restaurants and facilities available, in addition to being within easy walking distance to Great Eastern Square and Railway station with regular links and services to Ipswich and London via Liverpool Street.

UPVC SEALED UNIT DOUBLE GLAZED LEADED LIGHT ENTRANCE DOOR

Opening to :-

ENTRANCE PORCH

Quarry tiled floor, wood grain effect UPVC sealed unit double glazed door opening to :-

SPACIOUS ENTRANCE HALLWAY 13' 10" x 12' 2" (4.22m x 3.71m)

LVT tile effect flooring, two radiators, staircase leading to the first floor with storage cupboard below, two UPVC sealed unit double glazed windows to the side aspect.

LOUNGE 17' 2" into bay reducing to 15' x 13' (5.23m x 3.96m)

Marble fire place surround with matching hearth, gas living flame coal effect fire, adjacent lattice fronted cupboard with storage shelves over, radiator, TV point, UPVC sealed unit double glazed square bay window to the front aspect.

DINING ROOM 13' 6" into bay reducing to 11'2" x 10' 10" (4.11m x 3.3m)

Rustic red brick fireplace surround with brick hearth, gas living flame coal effect fire, radiator, UPVC sealed unit double glazed square bay window to the front aspect.

SITTING ROOM 13' 6" x 11'2" reducing to 7' 10" (4.11m x 2.39m)

LVT wood plank effect flooring, radiator, LED ceiling spotlights, TV point, UPVC sealed unit double glazed window to both side aspects and UPVC sealed unit double glazed French doors opening onto the rear garden.

KITCHEN 15' 10" x 10' (4.83m x 3.05m)

Fitted with a comprehensive range of Farmhouse style units comprising base cupboards and drawers with work surfaces over, inset composite single drainer sink unit with mixer tap, tiled splashbacks, matching eye level cupboards with under cupboard lighting, peninsular breakfast bar, built in stainless steel double oven and matching gas four ring hob, concealed extractor hood over, space for tall fridge/freezer, space and plumbing for automatic washing machine, space and plumbing for automatic dishwasher, ceiling spotlights, pantry with fitted shelves, window to the side and rear aspect, glazed sliding door opening to :-

UTILITY ROOM 7' 3" x 4' 10" (2.21m x 1.47m)

Wall mounted Ideal classic gas fired boiler, tiled floor, fitted worktop, tiled splashbacks, ceiling spotlights, UPVC sealed unit double glazed door opening to the rear garden and door to :-

SHOWER ROOM

Modern white suite comprising double size walk in shower cubicle with Mira shower, glazed sliding door, low level WC, pedestal wash hand basin with mixer tap, fully tiled walls, tiled floor, chrome heated towel rail/radiator, LED ceiling spotlights, UPVC sealed unit double glazed window to the side aspect.

FIRST FLOOR LANDING

Picture rail, doors leading off :-

BEDROOM 1 12' 10" reducing to 11'2" x 12' (3.91m x 3.66m)

Fitted with a comprehensive range of Maple wood style finished units including wardrobes, bedside drawers with display shelves over, matching eye level cupboards, knee hole dressing table and matching mirror, radiator, UPVC sealed unit double glazed window to the front aspect, double doors opening to :-

EN-SUITE SHOWER ROOM

Modern white suite comprising tiled shower cubicle with glazed folding door, Mira sprint shower unit, low level WC, wash hand basin with mixer tap, mirror fronted cupboards above and double door vanity cupboards below, tiled floor, fully tiled walls, heated towel rail/radiator, UPVC sealed unit double glazed window to the side aspect.

BEDROOM 2 14' 4" x 9' 7" (4.37m x 2.92m)

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

BEDROOM 3 11' 2" x 11' (3.4m x 3.35m)

Radiator, UPVC sealed unit double glazed window to the front aspect.

FAMILY BATHROOM 9' 10" x 9' reducing to 7' 10" (3m x 2.39m)

Fitted with a modern suite comprising pine panelled corner bath with jacuzzi feature, mixer tap and telephone style shower attachment, wash hand basin with mixer tap, range of vanity cupboards and matching eye level cupboards with downlighters, low level WC, fully tiled walls, tiled floor, ceiling spotlights, heated towel rail/radiator, built in pine louvred double door airing cupboard with pre-insulated lagged hot water cylinder, slatted shelves and cupboards over.

OUTSIDE

To the front of the property there is a low maintenance style Herringbone effect block paved garden enabling off street parking for one vehicle, picket fencing to the front boundary, side gate leading to a side covered walkway with cold water tap, external light and pathway leading to the rear garden.

To the rear of the property there is an attractive garden measuring approximately 42' maximum in depth reducing to approximately 33' x 34'. The garden comprises raised timber decking areas, lawn, paved patio, shrub borders, external lighting, timber shed and timber fencing to the boundaries.

COUNCIL TAX

Band 'E'

Address: 33 Cowley Road, FELIXSTOWE, IP11 7BU

RRN: 0340-2302-7340-2224-6735

Energy Rating

Most energy efficient - lower running costs

CURRENT

POTENTIAL

(92 plus) A

(81 - 91) B

(69 - 80) C

(55 - 68) D

(39 - 54) E

(21 - 38) F

(1 - 20) G

Not energy efficient - higher running costs

83

56

England & Wales

EU Directive
2002/91/EC











