



## 3 Lansdowne Road, Felixstowe, IP11 9HG

**£570,000 FREEHOLD**

Situated in a highly popular and established residential location close to Felixstowe town centre, a detached three bedroom family home of rendered brick construction beneath a tiled roof.

In addition to the three bedrooms the property benefits from two reception rooms, a conservatory, off road parking, garage, a private south west facing rear garden and a generous sized and well presented front and side garden.

The accommodation in brief comprises entrance porch, entrance hall, lounge, dining room, conservatory, kitchen/breakfast room, and cloakroom. Upstairs there are three double bedrooms and a family bathroom. Heating is supplied in the form of gas fired central heating to radiators and windows are of double glazed construction.

The property is situated in the sought after residential area within close proximity to Felixstowe town centre and train station. Local primary schools such as Fairfield Infant, Kingsfleet and Colneis Junior are all located a short distance away and all boast Ofsted ratings of Good.

A viewing is highly recommended to appreciate the spacious accommodation on offer.

Entrance door opening into:

#### **ENTRANCE PORCH**

Opening into :-

#### **ENTRANCE HALL 15' 5" x 5' 11" (4.7m x 1.8m)**

Original wood flooring, radiator, large window to side aspect, stairs leading upto the first floor with under stairs cupboard, an opening into the inner lobby which has original wood flooring. Large storage cupboard and door to :-

#### **CLOAKROOM**

Suite comprising low level WC, hand wash basin, radiator, extractor.

#### **LOUNGE 19' 5" x 14' 5" into the bay (5.92m x 4.39m)**

Bay window to the front aspect with further window to the side aspect, two radiators, TV point, feature fire place with stone surround.

#### **KITCHEN/BREAKFAST ROOM 16' 6" x 12' 1" (5.03m x 3.68m)**

Modern re-fitted kitchen comprising fitted worktops with tiled splashback, shaker style units above and matching units and drawers below, stainless steel one and a half bowl sink unit with mixer tap and single drainer, integrated appliances such as dishwasher, washing machine and fridge/freezer, integrated Bosch oven with four ring gas hob and cooker hood above, tiled flooring, radiator, tv point, two sky lanterns, windows and French doors to rear aspect.

#### **DINING ROOM 12' x 10' 11" (3.66m x 3.33m)**

Radiator, window to side aspect, cupboard housing to Baxi combi boiler and doors opening into :-

#### **CONSERVATORY 14' 3" x 9' 5" (4.34m x 2.87m)**

UPVC windows and doors overlooking the rear garden, tiled flooring.

#### **FIRST FLOOR LANDING**

Access to loft space, doors to :-

#### **BEDROOM 1 19' 5" into the wardrobes x 11' 11" (5.92m x 3.63m)**

Radiator, three windows to the front aspect with further window to the side aspect, wall lined fitted wardrobes.

#### **BEDROOM 2 12' 1" x 10' 11" (3.68m x 3.33m)**

Radiator, window to both side and rear aspect, built in single wardrobe.

#### **BEDROOM 3 12' 3" x 8' 1" (3.73m x 2.46m)**

Radiator, window to rear aspect, fitted wardrobes.

### **FAMILY BATHROOM 8' 4" x 7' 2" (2.54m x 2.18m)**

Modern suite comprising low level WC, hand wash basin, panelled bath with shower over, part tiled walls, radiator, two obscured windows to the side aspect.

### **OUTSIDE**

To the front of the property is a delightful front garden which is mainly laid to lawn with established plant and shrub borders, driveway allowing off road parking, garden path leading to the entrance door and opens out into a generous sized side garden which is also mainly laid to lawn and enclosed by fencing and has an established plant and shrub border, storage shed with an enclosed hard standing bin store area, path leading to the side access gate.

The rear garden is also of generous size and is private, south west facing and comprises a good size patio area opening out onto the remainder of the garden which is laid to lawn and enclosed by fencing with an established plant and shrub border, outside tap and lighting. To the rear of the garden there is a secluded patio area with raised flower beds.

### **GARAGE**

Up and over door, light and power connected, obscured window to the side aspect.

### **COUNCIL TAX**

Band 'E'











