



## 4 Marina Gardens, Felixstowe, IP11 2HW

**£305,000 FREEHOLD**

Situated on a quiet no through road close to the Felixstowe seafront is this spacious three/four bedroom older style semi detached family home.

In addition the property benefits from off road parking, modern kitchen, a study/fourth bedroom with en-suite shower room on the ground floor and a good sized rear garden.

The accommodation in brief comprises entrance hall, open plan lounge/diner, kitchen, study/fourth bedroom with en-suite shower room, upstairs there are three double sized 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, additionally the property benefits from solar panels.

Marina Gardens is an ideal family home, spacious throughout and is also within close proximity of the seafront, Felixstowe Pier and Langer Park.

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

Storm porch with UPVC entrance door opening into:

**ENTRANCE HALL 14' 3" x 5' 11" (4.34m x 1.8m)**

Solid wood flooring, radiator, stairs leading up to the first floor, picture rail, under stairs storage cupboard and doors to :-

**LOUNGE/DINER 25' 3" x 11' 11" (7.7m x 3.63m)**

A pull down dividing wall between the two rooms, two radiators, window to the front aspect with windows and door to the rear aspect, TV point.

**KITCHEN 13' 9" x 9' 10" (4.19m x 3m)**

Modern kitchen comprising wood fitted worktops with high white gloss handleless storage units above and matching storage units and drawers below, stainless steel one and a half sink unit with single drainer and hose style mixer tap, eye level electric oven with a five ring gas hob and cooker hood above, integrated appliances such as a dishwasher and freezer, breakfast bar, vertical radiator, windows and door to the rear aspect.

**STUDY/BEDROOM 4 11' 4" x 7' 3" (3.45m x 2.21m)**

Radiator, window to the side aspect, door opening into :-

**EN-SUITE SHOWER ROOM**

Suite comprising low level WC, hand wash basin with mixer tap, shower cubicle, fully tiled walls and floor, heated towel rail, extractor, window to the front aspect.

**FIRST FLOOR LANDING**

Access to loft space, storage cupboard, doors to :-

**BEDROOM 1 12' 3" x 11' 11" into the wardrobe (3.73m x 3.63m)**

Radiator, window to rear aspect, wall lined fitted wardrobes with sliding doors, picture rail.

**BEDROOM 2 12' 1" x 11' 11" (3.68m x 3.63m)**

Radiator, window to the front aspect.

**BEDROOM 3 13' 2" x 8' 2" (4.01m x 2.49m)**

Radiator, window to the front aspect, built in wardrobe.

## OUTSIDE

To the front of the property has been fully block paved to allow off road parking, there are also double doors opening into workshop. The rear garden is landscaped and comprises of decking area opening out onto the rest of the garden which is laid to lawn with a large patio area, enclosed by fencing, storage shed, summer house, outside tap and a door opening into :-

### WORKSHOP 16' 4" x 6' 6" (4.98m x 1.98m)

Light and power connected, also space and plumbing available for a washing machine, double doors opening onto the front drive.

## COUNCIL TAX

Band 'C'







