



5 Chaucer Road, Felixstowe, IP11 7RS

£425,000 FREEHOLD

Owned by the same family since construction in 1963 and situated within close proximity to Felixstowe town centre and the seafront is this generous sized (1388.54 sqft) four bedroom detached family home.

In addition to the four bedrooms the property benefits from off road parking, garage, two reception rooms and a private west facing rear garden.

The accommodation in brief comprises entrance porch, entrance hall, cloakroom, lounge, dining room, kitchen, upstairs there are four bedrooms and a family bathroom with separate WC.

Heating is supplied in the form of gas fired central heating to radiators and windows are of double glazed construction. Chaucer Road is a popular residential area located close to Felixstowe town centre and seafront, local schooling is also nearby.

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

UPVC ENTRANCE DOOR

Opening into :-

ENTRANCE PORCH

With a further UPVC entrance door opening into :-

ENTRANCE HALL 15' 11" x 6' 11" (4.85m x 2.11m)

Radiator, stairs leading to the first floor with an under stairs storage cupboard and doors to :-

CLOAKROOM

Suite comprising low level WC, hand wash basin, part tiled walls, shaver point, obscured window to the side aspect.

LOUNGE 16' 11" x 11' 11" (5.16m x 3.63m)

Radiator, windows to front and side aspect, TV point, feature fire place surround, sliding doors opening into :-

DINING ROOM 11' 11" x 8' 11" (3.63m x 2.72m)

Radiator, windows to rear and side aspect.

KITCHEN 15' 11" x 10' 6" (4.85m x 3.2m)

Fitted worktops with storage units above and matching storage units and drawers below, stainless steel sink unit with single drainer, eye level gas oven with electric grill/oven above, four ring gas hob, space for freestanding fridge freezer, radiator, windows to both rear and side aspect, door opening into :-

LEAN TO

Space and plumbing available for a washing machine and windows and door overlooking the rear garden.

FIRST FLOOR LANDING

Radiator, access to loft space, window to side aspect, storage cupboard, further airing cupboard housing the boiler and hot water cylinder, doors to :-

BEDROOM 1 13' 11" x 11' 11" (4.24m x 3.63m)

Radiator, windows to both front and side aspect.

BEDROOM 2 11' 11" x 11' 11" (3.63m x 3.63m)

Radiator, windows to both rear and side aspect.

BEDROOM 3 13' x 8' 7" (3.96m x 2.62m)

Radiator, window to front aspect.

BEDROOM 4 10' 3" reducing to 6' 11" x 6' 11" (3.12m x 2.11m)

Window to the front aspect.

BATHROOM 9' 2" x 5' 6" (2.79m x 1.68m)

Suite comprising panelled bath, hand wash basin, fully tiled walls, radiator, extractor and obscured window to the rear aspect.

SEPARATE WC

Suite comprising low level WC, fully tiled walls, obscured window to the rear aspect.

INTEGRAL GARAGE 19' x 8' 8" (5.79m x 2.64m)

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

OUTSIDE


The front of the property it is mainly laid to lawn with an established shrub and plant border, driveway, low brick wall to the front boundary with wrought iron gate, side access.

REAR GARDEN

West facing aspect and comprises a good size lawn area with established shrub and plant borders, enclosed by fencing, patio area, outside lighting, outside tap.

COUNCIL TAX

Band 'E'

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	81
(55-68)	D	64
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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