



**3 Victoria Road, Felixstowe, IP11 7PT**

**£565,000 FREEHOLD**

**Offered for sale with no onward chain and situated in a highly desirable location close to the Felixstowe seafront and town centre is this spacious, extended three bedroom, two reception room detached bungalow.**

In addition the bungalow benefits from well presented front and rear gardens, with the rear garden being private and south facing, off road parking and a garage.

Further benefits to the bungalow includes 1539 sqft of accommodation, an en-suite to bedroom one, a utility room and ample storage throughout, with fitted wardrobes in each bedroom and three storage cupboards in the entrance hall.

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

Victoria Road is a highly desirable residential road situated a short distance away from the town centre and seafront.

Being rarely available to the market. a viewing is highly recommended to appreciate the accommodation on offer.

UPVC entrance door opening into :-

#### **ENTRANCE LOBBY 5' 10" x 4' 9" (1.78m x 1.45m)**

Further UPVC entrance door opening into:

#### **ENTRANCE HALL**

'L' Shaped entrance hall, radiator, access to loft space, three storage cupboards, one housing the Vaillant combi-boiler, doors to :-

#### **CLOAKROOM**

Suite comprising WC with hidden cistern, hand wash basin with storage cupboards underneath, tiled walls, radiator, obscured window to the side aspect.

#### **LOUNGE 24' 11" x 15' 7" (7.59m x 4.75m)**

Radiator, TV point, windows to side and rear aspect with sliding doors opening into the rear garden, gas feature fire place with surround.

#### **DINING ROOM 16' 11" x 10' 4" (5.16m x 3.15m)**

Radiator, TV point, window to side aspect and sliding doors opening into the rear garden, gas feature fire place with surround.

#### **KITCHEN/BREAKFAST ROOM 15' 5" x 11' 8" (4.7m x 3.56m)**

Fitted worktops with a tiled splashback, storage units above and matching storage units and drawers below, composite one and a half bowl sink unit with mixer tap and single drainer, fitted breakfast bar, space for an under counter fridge, integrated electric oven with four ring electric hob and cooker hood above, radiator, serving hatch into the dining room, window to rear aspect, door opening in to :-

#### **UTILITY ROOM 10' 9" x 6' 11" (3.28m x 2.11m)**

Fitted worktops with a tiled splashback, storage units above and matching storage units and drawers below, composite sink unit with mixer tap and single drainer, space for a free standing fridge/freezer, space and plumbing available for both a washing machine and a dishwasher, obscure window to the side aspect, radiator, door opening into :-

#### **COVERED SIDE PASSAGEWAY**

Door to the rear garden, door opening into garage.

#### **BEDROOM 1 13' 10" x 12' 11" (4.22m x 3.94m)**

Radiator, window to the front aspect, range of fitted bedroom furniture including wardrobes, chest of drawers, above bed storage cupboards and bedside tables, archway opening into dressing room, which has further range of fitted wardrobes and door opening into :-

### EN-SUITE BATHROOM 8' 7" x 7' (2.62m x 2.13m)

Suite comprising WC with hidden cistern, hand wash basin with storage units above and storage units and drawers below, panelled bath with mixer tap, separate shower cubicle, fully tiled walls, heated towel rail, obscured window to the front aspect.

### BEDROOM 2 11' 6" x 9' 10" (3.51m x 3m)

Radiator, window to the front aspect, range of fitted bedroom furniture including wardrobes, bedside tables and chest of drawers, vanity hand wash basin.

### BEDROOM 3 9' 10" x 9' 10" (3m x 3m)

Radiator, window to side aspect, built in wardrobe. This bedroom has been previously used as a study so has a large 'L' shaped fitted desk.

### SHOWER ROOM 8' x 6' 5" (2.44m x 1.96m)

Suite comprising WC with hidden cistern, vanity hand wash basin with fitted storage units above and storage units and drawers below, double width walk in shower, radiator, tiled walls, obscured window to the side aspect.

### OUTSIDE

To the front of the property is a well presented front garden which is mainly laid to lawn with an established shrub and plant border with a decorative stone central feature, driveway allowing space for off road parking, a gated path leading to the entrance door.

The rear garden is private and south facing and comprises a large patio area with garden pond opening into a lawn area with an established shrub and plant border, pathway leading to a wooden pergola, outside socket, outside lighting, outside tap, electric awning, two further manual awnings, two storage sheds.

### GARAGE 18' 6" x 10' 6" (5.64m x 3.2m)

Electric up and over door, light and power connected.

### COUNCIL TAX

Band 'E'











