



**87 Queens Road, Felixstowe, IP11 7PE**

**£625,000 FREEHOLD (NO ONWARD CHAIN)**

A stunning individual detached four-bedroom family home located close to both the main town centre and sea front, benefiting from magnificent presentation throughout, a double garage, landscaped enclosed gardens and having undergone extensive modernisation and improvements by the current vendors

In addition to four good size bedrooms additional accommodation consists of a reception hall, cloakroom, lounge, sitting room / dining room, a spacious fully fitted open plan kitchen / breakfast room, galleried landing and a first floor bathroom.

Works carried out throughout the restoration include the replacement of windows with UPVC double glazed sash units, re plastered walls and ceilings throughout, re wiring to include high speed internet access, smart light sockets and USB power sockets. Heating is via gas fired central heating to radiators.

Additionally each of the kitchen, bathroom and cloakroom have been fully refitted with the kitchen being spacious, open plan and offering an island. bi fold door access onto the landscaped garden and the bathroom having a four piece suite with underfloor heating.

The hallway and galleried landing are both spacious and have natural light entrance from a split level landing window (7ft 4" height)

Being situated on a corner plot the property offers landscaped and beautifully maintained gardens with pleached hornbeam hedging and incorporating a pillared pitched tiled roof verandah and off street parking is available via a block paved driveway leading to a detached double garage.

Queens Road is a popular established residential location positioned within a few minutes walk of both the sea front and main town centre with both bus and train links to Suffolk's county town of Ipswich with links to London Liverpool Street.

Rarely available to the market and offered for sale with no onward chain an internal inspection is advised to fully appreciate the accommodation on offer.

#### **ORIGINAL STRIPPED WOOD ENTRANCE DOOR**

With glazed upper panel leading to :-

#### **RECEPTION HALLWAY 18' 6" maximum x 9' 5" maximum (5.64m x 2.87m)**

Original Herringbone Parquet flooring, split level staircase leading to first floor landing, radiator, doors leading to :-

#### **CLOAKROOM 9' 4" max x 4' 9" max (2.84m x 1.45m)**

Fitted comprising a low level WC and unit consisting of wash hand basin with rain forest flow mixer tap, two cupboards and two doors beneath, part tiled wall surfaces, heated towel rail / radiator, recessed LED spotlights, UPVC double glazed window.

#### **LOUNGE 21' x 13' (6.4m x 3.96m)**

Two radiators, flame effect Plasma style fire set within stone fire place, sash style UPVC double glazed windows to front and side aspects.

#### **SITTING ROOM / DINING ROOM 17' into bay reducing to 14'8" x 13' (5.18m x 3.96m)**

Radiator, UPVC double glazed bay sash window to front aspect, also UPVC double glazed sash window to side aspect.

#### **OPEN PLAN KITCHEN / DINING ROOM 19' max x 12' 10" max (5.79m x 3.91m)**

A magnificent open plan kitchen / dining room featuring rounded edged island cupboards and top consisting of three drawers, two corner cupboards and two side cupboards.

Single drainer one and a half bowl sink unit with mixer taps, cupboard under and waste disposer unit. A vast range of fitted drawers, cupboards, units and work surfaces. A range of appliances including a double Neff oven with main oven being hide and slide. Neff four ring Halogen hob, eye level built in AEG microwave/convection, concealed extractor hood, integrated dishwasher, space for American style fridge/freezer (we understand the existing Samsung fridge/freezer may possibly be available via negotiation), recessed LED spotlights, pantry style cupboard, two radiators, UPVC double glazed door leading to side utility porch, sash UPVC double glazed window overlooking main garden area, bi-fold doors (8ft in total width) allowing open access onto main garden area.

#### **GALLERIED LANDING 14' 3" max x 13' 4" max (4.34m x 4.06m)**

Radiator, vertical smoked glass window (7'4" x 3'8") allowing natural light entry, access to loft space, doors leading to :-



**BEDROOM 1 17' 2 into bay reducing to 14' 7" x 13' (5.23m x 3.96m)**

Recessed LED spotlights, two radiators, UPVC double glazed bay sash window to front aspect, UPVC double glazed sash window to side aspect, built in storage cupboard.

**BEDROOM 2 12' 8" x 11' 6" (3.86m x 3.51m)**

Radiator, recessed LED spotlights, built in storage cupboard, two UPVC double glazed sash windows overlooking rear garden.

**BEDROOM 3 16' 4" x 11' 10" max reducing to 8' 2" (4.98m x 2.49m)**

Built in storage cupboard, radiator, UPVC double glazed sash windows to front and side aspects.

**BEDROOM 4 13' x 9' (3.96m x 2.74m)**

Radiator, UPVC double glazed sash window to side aspect.

**BATHROOM 12' 10" x 8' 9" max reducing to 6' 9" (3.91m x 2.06m)**

A modern four piece bathroom suite, refitted, featuring under floor heating, tiled flooring, part tiled wall surfaces, round ended bath with corner mixer taps and pull out shower attachment, low level WC, double width (5'1" x 2'9") shower cubicle with shower inset with overhead and hand held spray, sliding shower screen, wash hand basin with mixer taps, adjacent display surfaces and two storage cupboards beneath, wall mounted mirror fronted storage cabinet, large gloss fronted wall hung vertical storage cabinet, heated towel rail/radiator, recessed LED spotlights, access to loft space, UPVC double glazed sash window to side aspect.

**OUTSIDE**

The property offers a beautifully concealed garden extending to approximately 45' in width x 40' in depth. The garden has a large patio/terrace, external lighting and also good quality shaped artificial grass.

Enclosed by fencing the garden is exceptionally well secluded from Queens Road by established but well-maintained pleached hornbeam hedging. The garden also features further established but well-maintained trees / shrubs, has external lighting, a door leading from the garage, a gate leading from driveway and also a gate leading to the front garden.

The front garden is again beautifully landscaped, extends to approximately 45' in width x 23' in depth, features a pitched tiled roof veranda (19' x 4'8") set on patio / terrace enabling a seating area screened from both Orwell Road and Queens Road by established well maintained Laurel hedging.

The side garden further extends from the front garden with a continuation of paving / terrace area.

**OFF STREET PARKING**

From Queens Road a block paved driveway extending to 17' 4" max width x 16' in depth enables off street parking and leads to a brick built double garage.

**DOUBLE GARAGE Approximately 20' in depth x 15' 8" in width (6.1m x 4.78m)**

Of brick construction with remote operated door. The garage has UPVC double glazed windows to side aspect and also a UPVC double glazed door leading into the main garden area.

**UTILITY PORCH**

To the side of the property and enclosed with polycarbonate roof is a utility porch, extending to approximately 22'10" in depth x 9' maximum in width reducing to 3'2". The porch offers plumbing for an automatic washing machine and fridge / freezer and has two integral brick stores (6'7" x 4'2" with gate access to outside) (6'1" x 4'2" housing Vaillant combination boiler serving domestic hot water supply and central heating and also having space for tumble dryer)

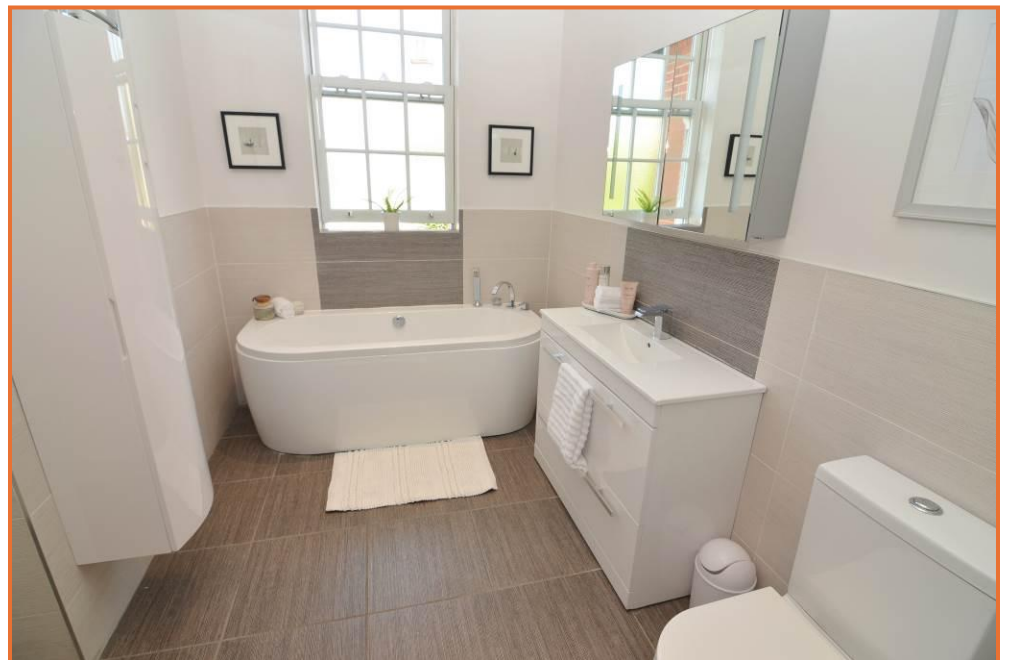
**COUNCIL TAX - Band 'E'**

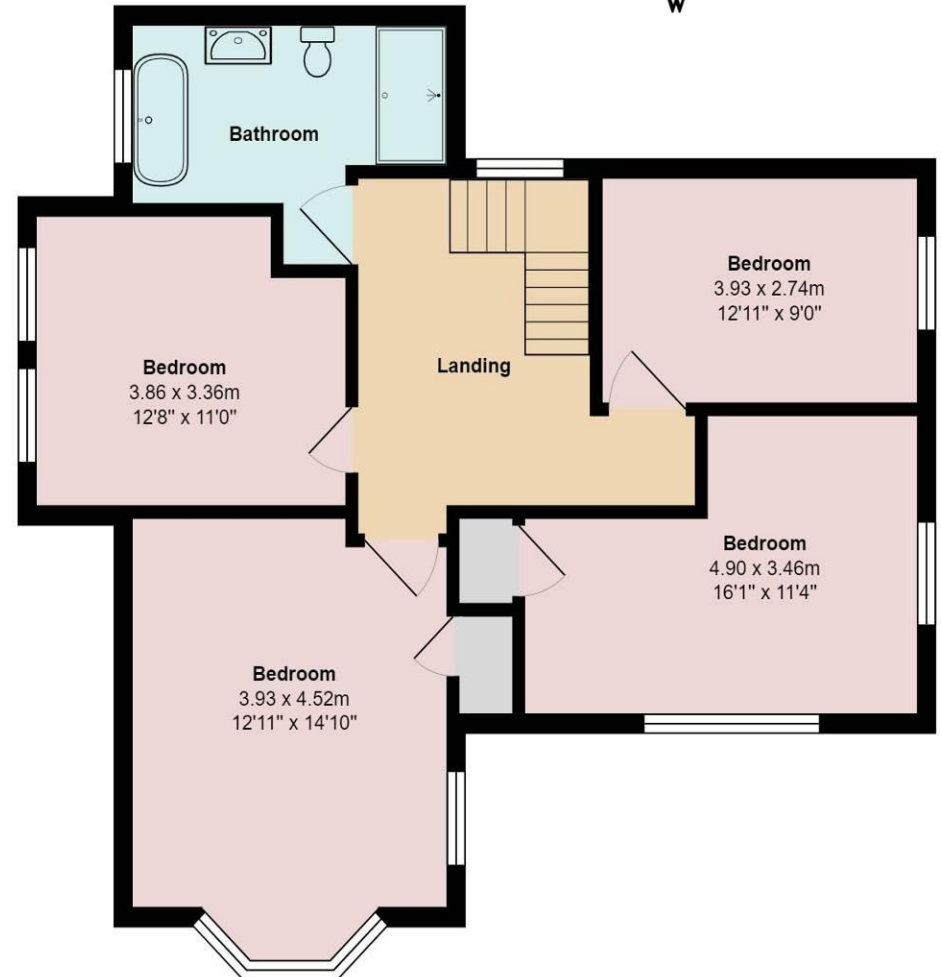
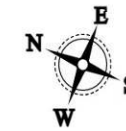
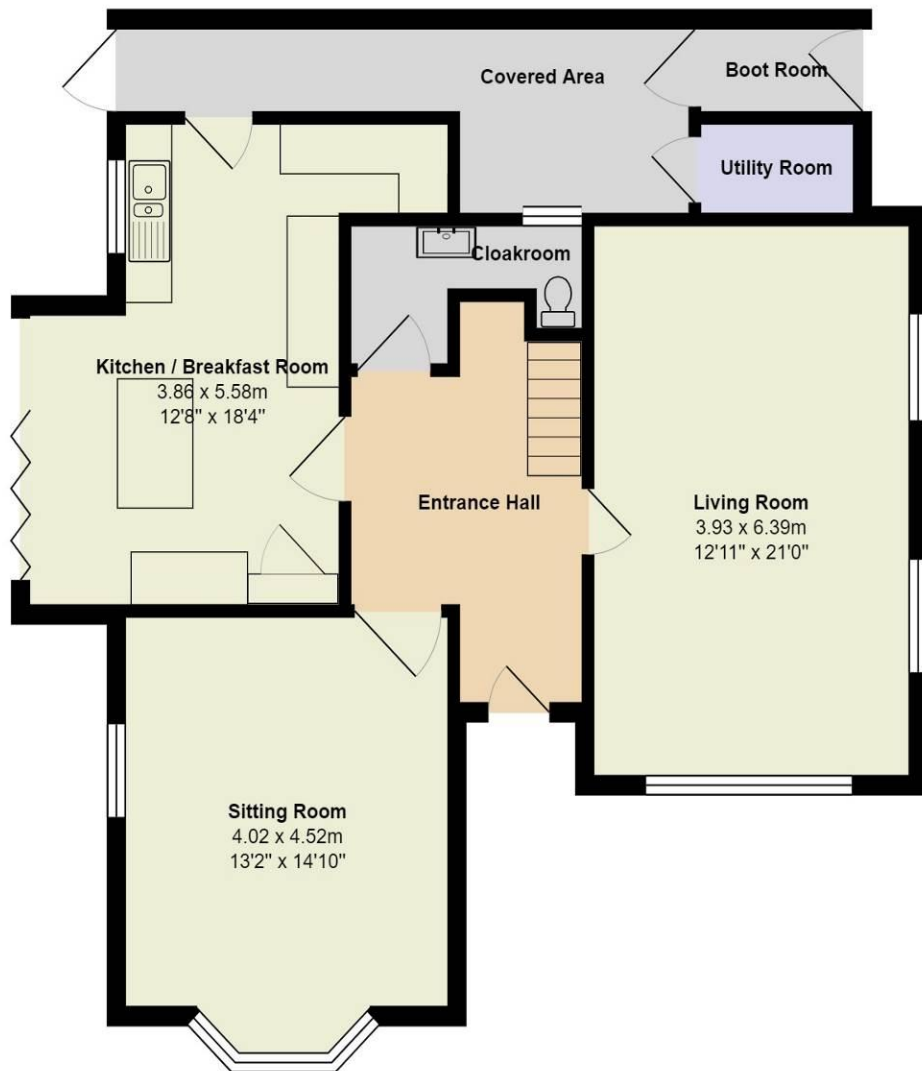














## OUTSIDE

