



**27 Quilter Road, Felixstowe, IP11 7JJ**

**£525,000 FREEHOLD**

**An exceptionally spacious five bedroom semi detached double bay Victorian property located in a popular residential location close to both the main town centre and seafront and having undergone a programme of full modernisation and improvements by the current vendor.**

In addition to five good sized bedrooms further accommodation consists of spacious hallways and landings, a through lounge/dining room, an extended and fully re-fitted kitchen/dining room - open plan and with two pairs of bi-fold doors allowing access onto the rear garden. Bathrooms to both first and second floor in addition to ground floor cloakroom.

Heating is supplied in the form of gas fired central heating to radiators and all windows throughout the property are of double glazed construction.

Externally the property offers off street parking via block paved driveway/standing area to the front aspect for two vehicles (with an electric vehicle charging point), and to the rear aspect is a pleasant enclosed garden laid mainly to lawn.

#### **PART GLAZED WOODEN ENTRANCE DOOR**

Leading to :-

#### **RECEPTION HALLWAY 22' 4" x 5'5" max reducing to 3' 4" (6.81m x 1.02m)**

Radiator, mains connected smoke detector, staircase leading to first floor landing, under stairs recess, doors leading to :-

#### **LOUNGE/DINING ROOM 29' max into bay x 12' maximum reducing to x 9' 10" (8.84m x 3m) - Formerly two rooms, now consisting of :-**

#### **LOUNGE AREA 16' 6" into bay x 12' (5.03m x 3.66m)**

Two radiators, UPVC double glazed bay window to front aspect.

#### **DINING/SITTING AREA 12' x 10' (3.66m x 3.05m)**

Radiator, UPVC double glazed French doors opening onto rear garden.

#### **EXTENDED OPEN PLAN KITCHEN/DINING ROOM 31' 4" max reducing to 26'10" x 11' max reducing to x 10' 4" (9.55m x 3.15m)**

A magnificent open plan room featuring kitchen/dining area, complemented by two pairs of bi-fold doors enabling the room to be opened for access onto garden if so desired. The room consists of :-

#### **KITCHEN AREA 19' 7" max reducing to 15' x 10' 4" (5.97m x 3.15m)**

Newly fitted and comprising a single drainer one and a half bowl sink unit with mixer taps and double cupboards under, a range of built in and integrated appliances including a Neff slide and hide oven and an adjacent oven/grill with warming pan beneath, five ring gas hob with glazed splashback and extractor hood above, integrated fridge/freezer, dishwasher, washing machine and tumble dryer. Fitted drawers, cupboards, units and work surfaces, concealed Alpha combination boiler serving domestic hot water supply and central heating, mains connected smoke and carbon monoxide alarms, recessed LED spotlights, radiator, UPVC double glazed window to side aspect, UPVC double glazed door leading to outside and also door leading into cloakroom.

#### **DINING AREA 11' 9" x 11' (3.58m x 3.35m)**

Radiator, two pairs set at right angles to each other of bi fold doors each with triple openings.

#### **CLOAKROOM 4' 5" x 4' 2" (1.35m x 1.27m)**

Fitted with a white suite comprising low level WC, wash hand basin with mixer taps and storage cupboard beneath, radiator, extractor fan, UPVC double glazed window to side aspect.

#### **FIRST FLOOR LANDING 22' 6" x 5' 6" max (6.86m x 1.68m)**

Staircase leading to second floor, radiator, doors leading to :-

**BEDROOM 1 16' 6" into bay reducing to 12'9" x 15' 10" (5.03m x 4.83m)**

Two radiators, recessed LED spotlights, UPVC double glazed bay window and also further UPVC double glazed window to front aspect.

**BEDROOM 2 12' x 9' 6" (3.66m x 2.9m)**

Radiator, recessed LED spotlights, UPVC double glazed window to rear aspect.

**BEDROOM 3 10' 3" x 7' 10" (3.12m x 2.39m)**

Recessed LED spotlights, radiator, UPVC double glazed windows to rear and side aspects.

**BATHROOM 10' x 6'8" max reducing to 4' 2" (3.05m x 1.27m)**

Tiled floor and part tiled wall surfaces, fitted comprising a panelled bath with shower over with both overhead and hand held spray and adjacent shower screen, low level WC, wash hand basin with mixer taps, radiator, recessed LED spotlights, extractor fan, two UPVC double glazed windows to side aspect.

**SECOND FLOOR LANDING 18' x 8'6" max reducing to 5' 4" (5.49m x 1.63m)**

Radiator, Velux window, mains connected smoke detector, built in storage cupboard (access to loft space), doors leading to :-

**BEDROOM 4 Approximately 16'13' max reducing to x 10' 4" (4.88m x 3.15m)**

Two radiators, recessed LED spotlights, UPVC double glazed door with matching UPVC side panels leading onto :-

**BALCONY 7' 7" x 3' 2" (2.31m x 0.97m)**

Offering views up and down Quilter Road and with iron railings.

**BEDROOM 5 12' 6" x 8' 2" (3.81m x 2.49m)**

Radiator, recessed LED spotlights, UPVC double glazed windows to rear and side aspects.

**BATHROOM (2) 9' 9" x 9' (2.97m x 2.74m)**

With fully tiled wall and floor surfaces and comprising a panelled bath with side mixer taps and shower over with both overhead and hand held spray, adjacent shower screen, low level WC, wash hand basin, radiator, recessed LED spotlights, extractor fan, UPVC double glazed window to rear aspect.

**OUTSIDE**

The property offers off street parking to the front aspect for two vehicles via a block paved driveway, having an EV charging point and the garden being enclosed to the side aspects by fencing and dwarf wall with railings.

**REAR GARDEN**

To the rear of the property is a garden with mainly westerly aspect, extending to approximately 40' in depth plus side recess x 25' in width, being laid mainly to lawn and being enclosed by wall and fencing and having gate allowing rear access.

**COUNCIL TAX**

Band 'D'











