



14 Barton Road, Felixstowe, IP11 7JH

£400,000 FREEHOLD

Located within close proximity to the Felixstowe town centre and seafront is this exceptional double bay fronted extended three bedroom semi-detached family home.

In addition to the three bedrooms the property benefits from off road parking, a south facing rear garden, modern family bathroom and a stunning open plan kitchen/dining/garden room.

The accommodation in brief comprises entrance hall, lounge, kitchen/diner/garden room, upstairs there are three 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.

Barton Road is a popular residential tree lined road situated within close proximity to the Felixstowe town centre and seafront. A viewing is highly recommended to appreciate the modern accommodation on offer.

Open storm porch with composite entrance door opening into :-

ENTRANCE HALL Stairs leading up to the first floor with an under stairs storage cupboard, radiator and doors to :-

LOUNGE 13'10" into the bay' x 12' (3.96m x 3.66m)

Bay window to the front aspect, radiator, TV point, wood burner stove with solid oak mantelpiece.

OPEN PLAN KITCHEN/DINER/GARDEN ROOM

KITCHEN/DINER 18' x 15' 1" (5.49m x 4.6m)

Modern re-fitted kitchen comprising Granite fitted worktops with shaker style units above and matching units and drawers below, Granite worktop central island with breakfast bar and shaker style storage units and drawers below, butler sink with integrated drainer, mixer tap and instant boiling water tap. Integrated bin and integrated Hisense double oven with a Zanussi four ring electric hob and cooker hood above, radiator, spotlights, window to side aspect, double width opening into :-

GARDEN ROOM 13' 10" x 5' 8" (4.22m x 1.73m)

Spotlights, TV point, anthracite vertical radiator, bi-folding doors to the rear garden, utility cupboard with space and plumbing available for both a washing machine and a dishwasher.

FIRST FLOOR LANDING Stained glass effect window to the side aspect, doors to:

BEDROOM 1 15' 1" into the bay x 11' 1" into the wardrobe (4.6m x 3.38m)

Radiator, bay window to the front aspect, two double width fitted wardrobes.

BEDROOM 2 14' x 11' 1" (4.27m x 3.38m)

Radiator, window to rear aspect, fitted wardrobes.

BEDROOM 3 7' 2" x 6' 7" (2.18m x 2.01m)

Radiator, window to front aspect, exposed original wood flooring.

FAMILY BATHROOM 10' 7" x 6' 7" (3.23m x 2.01m)

Modern refitted suite comprising low level WC, hand wash basin with mixer tap and storage cupboards underneath, bath unit with mixer tap, double width walk in shower with twin shower head, large tiled flooring and part tiled walls, heated towel rail, spotlights, extractor, obscured window to the rear aspect, access to loft space.

OUTSIDE

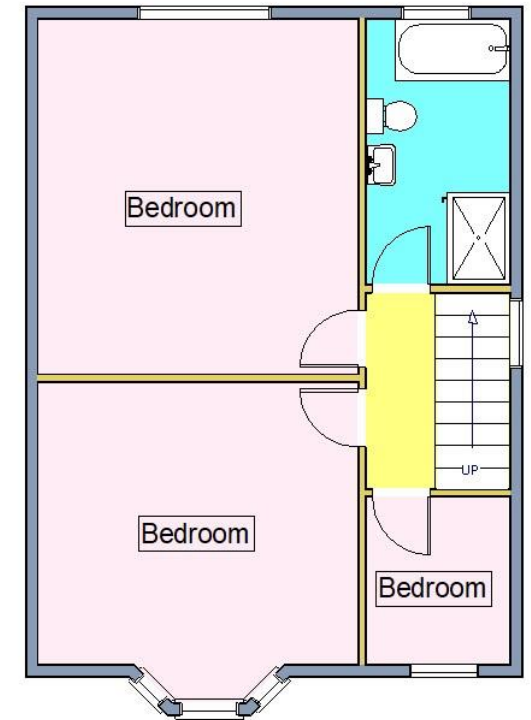
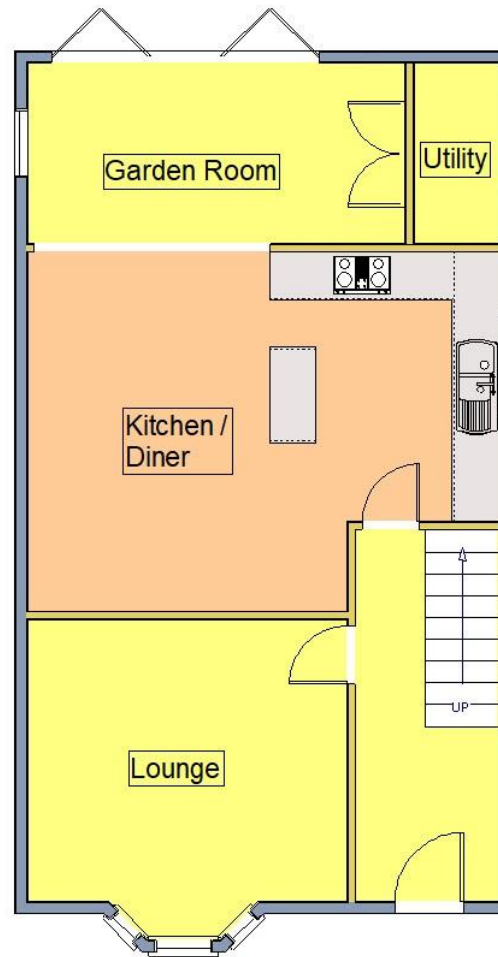
To the front of the property is a driveway allowing off road parking for one vehicle, the remainder of the front garden is laid to lawn, enclosed by fencing, outside lighting. The rear garden is south facing and is mainly laid to lawn with a patio area and a garden path leading to a storage shed, enclosed by fencing, outside socket, lighting and tap. Side access gate.

COUNCIL TAX Band 'D'









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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