



9 Brook Lane, Felixstowe, IP11 7EG

£650,000 FREEHOLD

An exceptionally spacious individual detached bungalow standing recessed from one of Felixstowe's most sought after residential lanes within walking distance of both the main town centre and seafront.

In addition to three double bedrooms further accommodation consists of a spacious hallway, conservatory, lounge, separate dining room, kitchen and two bathrooms.

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

Standing well recessed and secluded from Brook Lane itself the bungalow has the majority of the established gardens situated to the front aspect which enjoys a mainly Southerly aspect.

A driveway / standing area leads from Brook Lane itself and beyond double gates enabling off street parking for a large number of vehicles and up to a garage which approximately 32ft in depth.

Brook Lane is one of Felixstowe's most sought after residential locations being located under 1/4 mile from the main town centre but also just a short walk from the sea at Cobbolds Point.

Offered for sale with vacant possession but requiring general modernisation and improvements an internal inspection is advised for potential purchasers seeking an exceptionally rare opportunity to live in spacious but single storey living accommodation

ACCOMMODATION

UPVC DOUBLE GLAZED FRENCH DOORS – Leading into :-

RECEPTION / CONSERVATORY 12'5" x 9'10"

Of UPVC double glazed construction with brick cavity wall base, tiled flooring, part glazed door leading to :-

RECEPTION HALLWAY 33' maximum x 21' maximum

'L' shaped, a spacious reception hallway with two radiators, large access to loft space, window to side aspect, wall light, walk in airing cupboard housing hot water cylinder and doors leading to :-

INNER LOBBY 5'7" x 3'8"

With door leading into :-

BATHROOM 7'10" maximum x 7'4" maximum

Tiled wall surfaces comprising panel bath with mixer taps, shower attachment and adjacent shower screen, low level WC, wash hand basin, two windows to rear aspect.

LOUNGE 19'10" x 14'

Radiators, wall lights, feature open fireplace, bay window to front aspect, two windows to side aspect, double width sliding doors leading into :-

DINING ROOM 14' x 9'8" (also door from hallway)

Radiator, window to side aspect.

KITCHEN 15' x 11'10"

Fitted with double round bowl sink unit with cupboards under, fitted drawers, cupboards, units and worksurfaces, built in pantry, plumbing for automatic washing machine, cooker point, Viessmann boiler serving domestic hot water supply and central heating, windows to rear and side aspects and door leading to :-

SIDE ENTRANCE PORCH 11'5" x 3'8"

Large built in store, access to garage and also double glazed door leading to rear and front gardens.

BEDROOM 1 14'2" x 12'

Radiator, windows to rear and side aspects.

BEDROOM 2 14' x 12'

Radiator, double glazed window to front aspect.

BEDROOM 3 15'2" into bay x 12'

Radiator, wall light, bay window to front aspect, window to side aspect.

BATHROOM (2) 12' x 9'

Comprising a corner bath with mixer taps, shower attachment and adjacent screen, low level WC, wash hand basin, part tiled wall surfaces, fitted wardrobes, window to rear aspect.

OUTSIDE

The property stands well recessed from Felixstowe's Brook Lane, one of Felixstowe's most sought after residential locations close to both the main town centre and seafront.

The majority of the gardens are situated to the front aspect which are enclosed and benefit from a mainly Southerly aspect, are established but well maintained, enclosed, accessed via double gates, mainly laid to lawn with a variety of flowers and shrubs and has a block paved driveway enabling off street parking for a large number of vehicles and leading to the larger than average garage. A side access leads to the rear garden.

GARAGE

Approximately 32'2" x 14' maximum reducing to 10'1"

In excess of double length the garage has light and power connected and a remote operated up and over door, window to side aspect, and door allowing access into :-

CONSERVATORY Approximately 13'5" x 12'

Of UPVC double glazed construction with brick cavity wall base, tiled flooring and French doors leading to outside.

REAR GARDEN Approximately 50' in width plus recess x 34' in depth

The rear garden is mainly imprint patio/terrace with central rounded lawned area, also housing a variety of established shrubs including camelias and a summer house approximately 9'10" x 7'5".









Address: 9 Brook Lane, FELIXSTOWE, IP11 7EG
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