



**19 Westmorland Road, Felixstowe, IP11 9TB**

**£635,000 FREEHOLD**

**A beautifully presented and extended modern detached house built in the early 1970s of traditional brick cavity wall construction beneath a pitched tiled roof.**



The tastefully decorated and well planned accommodation briefly comprises entrance porch, entrance hall, shower room/cloakroom, lounge, dining room, garden room, kitchen/breakfast room, utility room, four bedrooms and family bathroom.

Further benefits include a good size driveway enabling off street parking for numerous vehicles, double garage, gas fired central heating via radiators and UPVC sealed unit double glazed windows.

The property stands on an attractive good size plot with south facing gardens to the rear in the sought after area of Old Felixstowe a few minutes walk to Felixstowe's golf course, sea and promenade and less than one and a half miles distant from the main town centre thoroughfare.

#### **COMPOSITE DOUBLE GLAZED ENTRANCE DOOR**

With leaded light panels opening to :-

#### **ENTRANCE PORCH**

Tiled floor, UPVC sealed unit double glazed windows to the front and side aspect, composite wood grain effect double glazed entrance door opening to :-

#### **ENTRANCE HALLWAY**

Staircase with oak handrails and balustrades leading to the first floor, storage cupboard below, LVT wood plank effect flooring, radiator, built in cloaks cupboard.

#### **CLOAKROOM/SHOWER ROOM**

Re-fitted with a modern white suite comprising glazed corner shower cubicle with mixer shower, WC with concealed cistern, wash hand basin with mixer tap and double door vanity cupboard below, fully tiled walls, extractor fan, LVT tile effect flooring, radiator.

#### **LOUNGE 21' x 12' 6" (6.4m x 3.81m)**

Marble fireplace surround and matching hearth, electric coal effect fire, TV point, two radiators, UPVC sealed unit double glazed windows to the front and rear aspect, archway to :-

#### **OPEN PLAN DINING ROOM/GARDEN ROOM**

##### **DINING AREA 11' 2" x 9' 4" (3.4m x 2.84m)**

LVT wood plank effect flooring, radiator, throughway to :-

##### **GARDEN ROOM 11' 10" x 11' (3.61m x 3.35m)**

Radiator, ceiling spotlights, LVT wood plank effect flooring, UPVC sealed unit double glazed windows to the rear and side aspect, UPVC sealed unit double glazed casement door opening to the rear patio.

##### **KITCHEN/BREAKFAST ROOM 12' 10" plus door recess x 12' 8" (3.91m x 3.86m)**

Bespoke kitchen fitted with a comprehensive range of light oak units with brushed stainless steel handles, granite work surfaces over, matching upstands, stainless steel one and a half bowl sink unit with mixer tap, water softener, matching eye level cupboards with under cupboard lighting, breakfast bar, wine rack, further base cupboards and drawers, Neff stainless steel double oven, Bosch microwave, integrated dishwasher, integrated fridge, glazed fronted double door eye level display cupboard with glass shelves and downlighters, Neff electric four ring hob with Bosch glass and stainless steel extractor hood over, cupboard housing gas fired boiler, ceiling spotlights, built in pantry with fitted shelving, kick space convector heater, luxury LVT tile effect flooring, UPVC sealed unit double glazed windows to the rear and side aspect, door to :-

### **UTILITY ROOM 7' 10" x 6' 9" (2.39m x 2.06m)**

Fitted double door oak storage cupboard, marble effect work surface over, inset stainless steel single drainer sink unit with mixer tap, tiled splashbacks, matching eye level cupboards, space and plumbing for automatic washing machine, space for tall fridge/freezer, radiator, luxury LVT tile effect flooring, UPVC sealed unit double glazed window and casement door to the side aspect.

### **FIRST FLOOR LANDING**

Access to the loft space with pull down loft ladder, built in airing cupboard with pre-insulated lagged hot water cylinder, pine slatted shelves.

### **BEDROOM 1 12' 8" x 11' 10" (3.86m x 3.61m)**

Built in mirror fronted double door wardrobe, range of bespoke light oak wardrobes to one wall, radiator, UPVC sealed unit double glazed window to the front aspect.

### **BEDROOM 2 12' 6" x 9' 6" plus door recess (3.81m x 2.9m)**

Radiator, built in double door wardrobe, UPVC sealed unit double glazed window to the front aspect.

### **BEDROOM 3 9' 4" x 9' (2.84m x 2.74m)**

Radiator, built in double door wardrobe, UPVC sealed unit double glazed window to the rear aspect.

### **BEDROOM 4 9' 6" x 9' 2" (2.9m x 2.79m)**

Built in single wardrobe cupboard, radiator, UPVC sealed unit double glazed window to the rear aspect.

**COUNCIL TAX** - Band 'E'

### **BATHROOM**

Modern coloured suite comprising limed oak panelled bath with mixer tap, vanity wash hand basin with double door limed oak cupboards below, WC with concealed cistern, fully tiled walls, radiator, LVT tile effect flooring, UPVC sealed unit double glazed window to the rear aspect.

### **OUTSIDE**

The property stands on a good sized plot with gardens to the front comprising lawn with mature trees and hedging, rose and flower borders, herringbone style block paved driveway enabling off street parking for numerous vehicles and providing access to :-

### **DETACHED DOUBLE GARAGE 17'x19'3**

Remote control up and over door, power and light connected, UPVC sealed unit double glazed door to the side aspect.

To the rear of the property there is an attractive landscaped garden with a southerly aspect comprising lawn with attractive shrub borders, interspersed with conifers, flowers and trees, paved patio, timber storage shed and cold water tap.











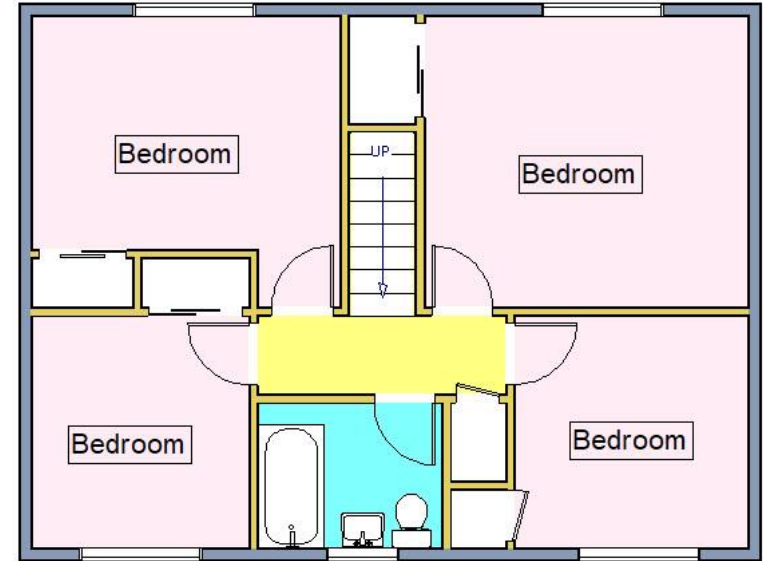
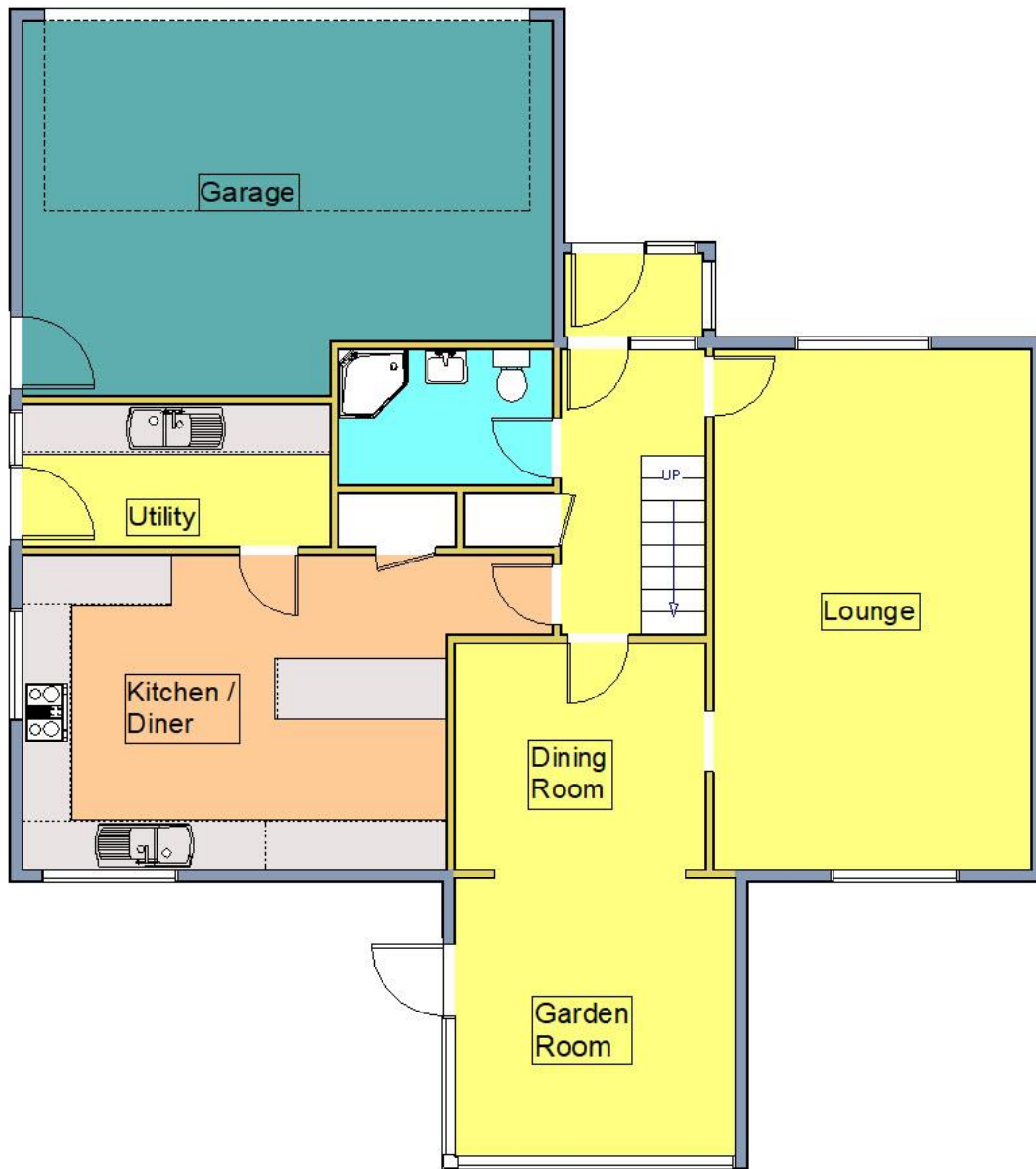












Address: 19 Westmorland Road, FELIXSTOWE, IP11 9TB  
 RRN: 9734-4926-8300-0027-8296

### Energy Rating



England & Wales

EU Directive  
 2002/91/EC

