



## 9 Elizabeth Way, Felixstowe, IP11 2PF

**£269,950 FREEHOLD**

A spacious modernised semi detached house built in the 1950s of traditional brick cavity wall construction beneath a pitched tiled roof.



The well-presented accommodation briefly comprises entrance hall, lounge, kitchen/dining room, re-fitted and completed in 2023, three bedrooms and re-fitted bathroom with modern white contemporary style suite.

Further benefits include full gas fired central heating via radiators with a pressurized hot water system, UPVC sealed unit double glazed windows and a good size rear garden.

The property is conveniently situated within approximately half a mile from Morrisons supermarket and similar distances to nearby popular schools in addition to being less than one and a half mile distance from Felixstowe's main town centre thoroughfare with a variety of restaurants and individual shops available.

#### **UPVC DOUBLE GLAZED ENTRANCE DOOR**

With leaded light stained glass panels opening to :-

#### **ENTRANCE HALLWAY 11' 2" x 6' (3.4m x 1.83m)**

Radiator, staircase leading to the first floor, telephone point, UPVC sealed unit double glazed window to the side aspect.

#### **LOUNGE 15' 8" x 11' 2" (4.78m x 3.4m)**

LED ceiling spotlights, LED light with dimmer switch, vertical radiator, UPVC sealed unit double glazed window to front aspect, glazed panel door opening to :-

#### **COUNCIL TAX**

Band 'B'

#### **KITCHEN/DINING ROOM 18' 7" plus door recess x 11' max (5.66m x 3.35m)**

Fitted with a comprehensive range of Anthracite coloured units completed in November 2023 comprising base cupboards and drawers with work surfaces over, inset sink unit with internal drainage, mixer tap, matching upstand, integrated dishwasher, integrated fridge/freezer, built in stainless steel oven and matching microwave, electric induction four ring hob with integrated extractor, space and plumbing for automatic washing machine, LED kick space lighting, LVT flooring, vertical radiator, integrated waste bin, LED ceiling spotlights, built in pantry cupboard with power connected, two UPVC sealed unit double glazed windows to the rear aspect, UPVC sealed unit double glazed door to the side aspect.

**CLOAKROOM** With fitted white suite comprising WC with concealed cistern, wash hand basin with mixer tap and high gloss finished vanity cupboards below, tiled splashbacks, tiled floor, heated towel rail/radiator, LED spotlights, UPVC sealed unit double glazed window to the side aspect.

**FIRST FLOOR LANDING** UPVC sealed unit double glazed window to the side aspect, built in airing cupboard with pressurized hot water cylinder, central heating programmer, access via a loft hatch and pull down loft ladder to a partly boarded loft with gas fired central heating and hot water boiler.

#### **BEDROOM 1 13' 10" x 11' (4.22m x 3.35m)**

Radiator, UPVC sealed unit double glazed window to the rear aspect.

#### **BEDROOM 2 15' 10" max reducing to 12' 3" x 11' (4.83m x 3.35m)**

Radiator, UPVC sealed unit double glazed window to the front aspect.

#### **BEDROOM 3 9' 6" x 7' 6" (2.9m x 2.29m)**

Radiator, UPVC sealed unit double glazed window to the front aspect.

## BATHROOM

Re-fitted with a modern white contemporary style suite comprising P-shaped panel bath with mixer tap and twin head shower unit over, glazed shower screen, tiled surround, WC with concealed cistern, vanity wash hand basin with mixer tap, high gloss finished double door vanity cupboard below, heated towel rail/radiator, mirror with backlight, LED ceiling spotlights, UPVC sealed unit double glazed windows to the side and rear aspects.

## OUTSIDE

To the front of the property there is an area of garden laid to lawn interspersed with shrubs, pathway leading to the entrance door and side gate leading to the rear garden.

To the rear of the property there is a garden which measures approximately 50' in depth x approximately 33' in width comprising mainly lawn with established shrubs and timber fencing to the boundary

## BRICK BUILT STORE 7' 10" x 6' (2.39m x 1.83m)

The property also benefits from a brick built store with power and light connected.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		









