



5 Eaton Gardens, Felixstowe, IP11 2HN

£299,950 FREEHOLD

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

The well proportioned accommodation briefly comprises entrance hall, lounge, extended kitchen/dining room refitted with a comprehensive range of modern and stylish units, cloakroom, three good size bedrooms and family bathroom. Further benefits include a driveway, single garage, west facing rear garden, UPVC sealed unit double glazed windows and gas fired central heating via a modern combination boiler.

The property is situated in a popular residential close with no passing traffic within a few minutes walk to local schools, the sea and promenade, with a variety of eating establishments at Felixstowe's Beach Street and is also within approximately one mile from the main town centre shopping thoroughfare.

COMPOSITE DOUBLE GLAZED ENTRANCE DOOR

Opening to :-

ENTRANCE HALLWAY

Radiator, newly fitted flooring, staircase leading to the first floor.

LOUNGE 21' x 10' 8" (6.4m x 3.25m)

Two vertical radiators, TV point, central heating thermostat, UPVC sealed unit double glazed windows to the front and rear aspect.

EXTENDED KITCHEN/DINING ROOM 18' 7"x 11'2" maximum reducing to 9' 6" (5.66m x 2.9m)

Refitted with a comprehensive range of modern units comprising base cupboards and drawers with solid wood block work surfaces over and matching upstands, inset stainless steel single drainer one and a half bowl sink unit with mixer tap, matching eye level cupboards, built in stainless steel single oven, electric Bosch ceramic four ring hob with concealed extractor hood over, breakfast bar, LVT flooring, skylight window, UPVC sealed unit double glazed window to the rear aspect, UPVC sealed unit double glazed door opening to the rear garden.

CLOAKROOM

Modern white suite comprising wash hand basin with mixer tap and high gloss finished cupboard below, WC with concealed cistern.

FIRST FLOOR LANDING

Built in boiler cupboard/airing cupboard housing wall mounted Vaillant combination gas fired boiler.

BEDROOM 1 12' 8" x 10' 2" (3.86m x 3.1m)

Radiator, good size built in storage cupboard, UPVC sealed unit double glazed window to the front aspect.

BEDROOM 2 14' 6" reducing to 12'10" x 8' 2" (4.42m x 2.49m)

Radiator, UPVC sealed unit double glazed window.

BEDROOM 3 10' 1" max x 8' 8" max (3.07m x 2.64m)

Radiator, UPVC single unit double glazed window to rear aspect.

BATHROOM

Modern white contemporary style suite comprising P-shaped panel bath with mixer tap and shower attachment, separate shower over, glazed shower screen, ceramic wash hand basin with mixer tap and double door vanity cupboard below, low level WC, mainly tiled walls, extractor fan, chrome heated towel rail/victorian style radiator, UPVC sealed unit double glazed window to the rear aspect.

OUTSIDE The property is located at the end of a residential cul-de-sac with no passing traffic, gardens to the front are open plan style, laid to lawn with adjacent pathway and driveway enabling off street parking for one vehicle, access to an integral single garage with up and over door, power and light connected.

To the rear of the property there is an enclosed west facing garden, mainly laid to lawn with flower and shrub borders, cold water tap, external light.

COUNCIL TAX

Band 'C'

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		







