



## 44 Upperfield Drive, Felixstowe, IP11 9LS

**£299,950 FREEHOLD**

A well presented spacious two bedroom end of terrace bungalow, located adjacent to open fields in a popular residential location in Old Felixstowe.

In addition to the two good size bedrooms, further accommodation consists of entrance porch, entrance hall, lounge, kitchen/dining room and bathroom.

Heating is supplied in the form of gas fired central heating to radiators, all windows and doors are of UPVC double glazed construction and externally a driveway enables off street parking for one vehicle and leads to a garage.

Gardens to both the front and the rear of the bungalow have been landscaped, are unoverlooked, and have been designed for low maintenance.

Upperfield Drive is a popular residential location in Old Felixstowe approximately one mile from Felixstowe's main town centre but within walking distance of local bus services on Colneis Road. Offered for sale with vacant possession and no onward chain an internal inspection is advised to appreciate the accommodation on offer.

Agents note: Whilst there are no immediate plans for the development of the fields which the bungalow overlooks prospective purchasers should note that development at some point is a strong possibility as the fields form part of the Felixstowe Peninsula Action Plan

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

Leading to :-

#### **ENTRANCE PORCH 6' 2" x 2' 10" (1.88m x 0.86m)**

Part glazed entrance door leading to :-

#### **ENTRANCE HALLWAY 11' 6" max reducing to 8'9" x 7' 0" (3.51m x 2.13m)**

Radiator, access to loft space, central heating thermostat, built in shelved storage cupboard, display recess and also further double meter/storage cupboard beneath, built in coat/cloaks cupboard, doors leading to :-

#### **LOUNGE 18' x 11' 3" (5.49m x 3.43m)**

Radiator, flame effect electric fire set on mock fire place, two wall lights, UPVC double glazed windows to rear and front aspects.

#### **KITCHEN/DINING ROOM 20' 1" x 11' 6" (6.12m x 3.51m)**

Fitted and comprising a single drainer sink unit with cupboards under, fitted cupboards and units, cooker point, space for freestanding fridge/freezer, plumbing for automatic washing machine, plumbing for dishwasher, radiator, built in shelved pantry style cupboard also double door airing cupboard housing Potterton Titanium combination boiler serving domestic hot water supply and central heating, UPVC double glazed windows to rear and side aspects, UPVC double glazed French doors opening onto rear garden.

#### **BEDROOM 1 11' 7" into wardrobe recess reducing to 9'5" x 10' 5" (3.53m x 3.18m)**

Radiator, quad door slide robe style wardrobes concealing shelved storage space in addition to hanging space, UPVC double glazed window to front aspect.

#### **BEDROOM 2 17' 10"x 9'5" into wardrobe recess reducing to 7' 3" (5.44m x 2.21m)**

Radiator, quad door slide robe style wardrobes concealing shelved storage space in addition to hanging space, UPVC double glazed windows to rear and side aspects.

#### **BATHROOM 8' 8" x 6' 6" (2.64m x 1.98m)**

Fitted with a modern white suite comprising panel bath with mixer taps and shower attachment, also wall mounted Galaxy G800Si shower over with adjacent bi-fold shower screen, low level WC, wash hand basin, fitted drawers and storage cupboards, shaver socket, part tiled wall surfaces, heated towel rail/radiator, extractor fan, two UPVC double glazed windows to front aspect.

## OUTSIDE

The property is situated towards the end of a small walkway adjacent to open fields in Upperfield Drive, a popular residential location in Old Felixstowe.

Both front and rear gardens are well designed to enable privacy but low maintenance with the front garden having circular block paved seating areas, slate borders and being enclosed by hedging and fencing.

To the rear of the property is a garden, again landscaped, unoverlooked and low maintenance in design featuring a large circular block paved patio/terrace, bordered by slate beds and enclosed by fencing.

Also within the rear garden is raised brick flower borders, outside lighting and a garden room/summer house (7'7" x 5'10")

## DRIVEWAY/GARAGE 16' 3" x 8' 7" (4.95m x 2.62m)

Accessed from Upperfield Drive is a driveway enabling off street parking for one vehicle leading to a pitched roof garage with up and over door. A shared pathway allows access to rear gate into the rear garden.

## COUNCIL TAX

Band 'C'

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		







