



2 Talbots, Orwell Road, Felixstowe, IP11 7QD

£360,000 FREEHOLD

Situated within close proximity to Felixstowe town centre and the seafront is this well presented rarely available four bedroom town house.

In addition to the four bedrooms the property benefits from two allocated off road parking spaces, a double garage, south facing courtyard style rear garden and distant sea views from the top floor.

Additionally there is a modern en-suite to bedroom one, open plan kitchen/dining room and an EV charger.

The accommodation in brief comprises entrance hall, cloakroom, kitchen/diner/living space, utility room. On the first floor there is a lounge, bedroom two and a family bathroom. On the top floor is bedroom one with an ensuite shower room and bedrooms three and four.

Heating is supplied in the form of gas fired central heating to radiators via a newly installed (June 2023) boiler, windows are of double glazed construction. Additionally the property benefits from solar panels with a 7.2kw battery.

The property is conveniently situated a few minutes walk from the sea, promenade, Boardwalk, and town centre shopping thoroughfare with a variety of both local and national high street shops available.

A viewing is highly recommended to appreciate the spacious accommodation on offer.

Entrance door opening into :-

ENTRANCE HALLWAY

Solid oak flooring, newly installed radiator, stairs leading up to the first floor with an under stairs storage cupboard and doors to :-

CLOAKROOM

Suite comprising low level WC, hand wash basin with mixer tap, heated towel rail and obscured window to the front aspect.

KITCHEN/DINING ROOM 25' 8" x 9' 5" (7.82m x 2.87m)

Solid oak flooring, radiator, TV point, windows to the front aspect and French doors opening out onto the rear garden.

Solid wood fitted worktops with storage units above and matching storage units and drawers below, twin Butler sink with mixer tap and filtered water, space and plumbing available for a dishwasher, eye level double oven, four ring gas hob with cooker hood above, space for an under counter fridge, water softener.

UTILITY ROOM 8' 10" x 6' (2.69m x 1.83m)

Wood fitted worktops with storage units above and matching units below, stainless steel sink unit with single drainer, space and plumbing available for a washing machine, space for free standing fridge/freezer, Baxi 800 boiler (installed June 2023), door into the rear garden.

FIRST FLOOR LANDING

Newly fitted carpets, newly installed radiator, stairs leading up to the second floor and doors to :-

LOUNGE 16' x 13'8" max reducing to x 9' 7" (4.88m x 2.92m)

Radiator, TV point and three windows to the rear aspect.

BEDROOM 2 12' 7" x 8' 8" (3.84m x 2.64m)

Radiator, two windows to the front aspect.

FAMILY BATHROOM 6' 11" x 6' 5" (2.11m x 1.96m)

Modern re-fitted suite comprising low level WC, vanity hand wash basin with mixer tap and storage cupboards underneath, L-shaped panel bath with mixer tap and twin shower head over, part tiled walls, heated towel rail, shaver point, tiled flooring, obscured window to the front aspect.

SECOND FLOOR LANDING

Newly fitted carpets and newly installed radiator and doors to :-

BEDROOM 1 14' 4" x 9' 11" (4.37m x 3.02m)

Opens into Lobby Area with airing cupboard housing the hot water cylinder and an archway opening into bedroom. Fitted carpets, radiator, two windows to rear aspect with distant sea views, fitted wardrobes with sliding doors.

EN-SUITE SHOWER ROOM 6' 5" x 5' 10" (1.96m x 1.78m)

Modern re-fitted suite comprising low level WC, hand wash basin with mixer tap and storage cupboards underneath, walk in shower with twin shower heads, heated towel rail, shaver point, part tiled walls, built in bluetooth speaker into the light and obscured window to the rear aspect.

BEDROOM 3 12' 10" x 8' 4" plus door recess (3.91m x 2.54m)

Radiator, two windows to the front aspect.

BEDROOM 4 8' 5" x 7' 5" (2.57m x 2.26m)

Radiator, window to front aspect and above stairs storage cupboard, landline connection and access to the loft space with a pull down ladder. In the loft the solar panel batteries are located.

OUTSIDE

To the front of the property there are two allocated off road parking spaces with an EV car charger, a communal access driveway leading to the rear.

The rear garden is south facing courtyard style which has been fully block paved for low maintenance with established plant and shrub border, outside tap, outside lighting, side access gate and a service door into :-

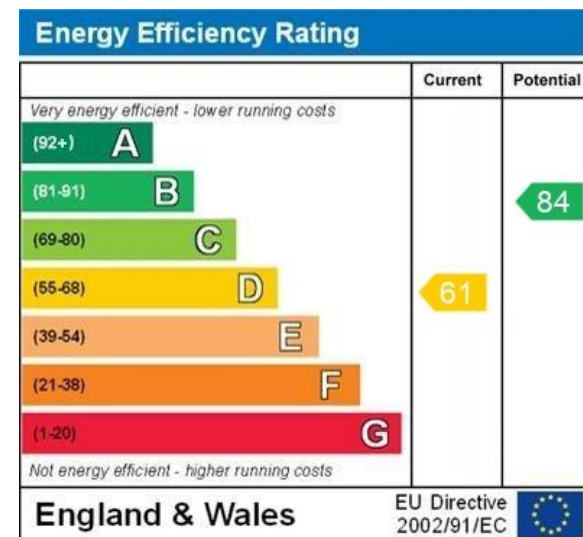
DOUBLE GARAGE 16' 10" x 16' 7" (5.13m x 5.05m)

Light and power connected, two up and over doors (one electric control).

Agents Note :- There is currently planning permission to demolish one of the garages in order to extend the size of the garden. This planning permission expires 23.6.25. Additionally there is also planning permission to add a green roof for the remainder of the garage as well.

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