



3 Surrey Road, Felixstowe, IP11 7SB

£650,000 FREEHOLD

A beautifully presented individual and interesting detached house standing within stunning gardens built in the 1920s of traditional brick cavity wall construction beneath a pitched tiled roof.

The well planned accommodation briefly comprises entrance hallway, cloakroom, lounge, magnificent double glazed conservatory, open plan kitchen/dining room fitted with a comprehensive range of units installed by Messrs Wren Kitchens, utility room/cloakroom, four bedrooms with bedroom one a master suite incorporating bedroom, dressing area and en-suite, shower room and family bathroom.

Further benefits include a pressed concrete driveway enabling off street parking for numerous vehicles, further parking area and single garage, stunning west facing rear garden, gas fired central heating via radiators and UPVC sealed unit double glazed windows.

The property is situated in a quiet and established residential road within walking distance of the seafront, promenade and sea, in addition to the main town centre shopping thoroughfare with a variety of both local and national high street stores and restaurants.

COMPOSITE DOUBLE GLAZED ENTRANCE DOOR

With stained glass leaded light panels opening to :-

ENTRANCE HALLWAY

Staircase leading to the first floor. LVT wood plank effect flooring, radiator, picture rail, built in cloaks cupboard.

CLOAKROOM

Fitted with a modern white suite comprising low level WC, wash hand basin with high gloss finished vanity cupboard below, radiator, LVT wood plank effect flooring, extractor fan, two under stairs storage cupboards, UPVC sealed unit double glazed window to the front aspect.

LOUNGE 18' 10" x 15' (5.74m x 4.57m)

Polished stone fire place surround with real flame effect gas fire, two radiators, picture rail, TV point, UPVC sealed unit double glazed windows to the front and side aspect, UPVC sealed unit double glazed French doors opening to :-

CONSERVATORY 20' maximum x 13' 9" maximum (6.1m x 4.19m)

A superb light and bright living space with extensive views over the stunning gardens, constructed in brick with double glazed windows and pitched polycarbonate tinted roof, built in double door shelved storage cupboard, tiled flooring with electric under floor heating, two radiators, UPVC sealed unit double glazed French doors and casement door opening to the rear garden.

OPEN PLAN KITCHEN/DINING ROOM 28' 6" maximum into bay x 14' 3" maximum (8.69m x 4.34m)

A stunning open plan room, formerly two rooms, consisting of :-

DINING AREA 14' 3" into bay x 10' 11" (4.34m x 3.33m)

Radiator, LED ceiling spotlights, LVT wood plank effect flooring, UPVC sealed unit double glazed bay window to the front aspect.

KITCHEN AREA 14' 3" x 13' 9" (4.34m x 4.19m)

Fitted with a comprehensive range of units by Messrs Wren Kitchens, comprising high gloss units with brushed stainless steel handles, base cupboards and drawers, saucepan drawers, wood grain effect work surfaces, inset stainless steel sink unit with boiling water mixer tap, wood grain effect upstands, matching eye level cupboards with coloured under cupboard lighting, built in Neff hide and slide oven and matching combination cooker, integrated Neff dishwasher, corner carousel unit, wine cooler, pull out bin unit, central island with Neff induction hob and extractor canopy over, drawers and cupboards below, integrated fridge and freezer, cupboard housing Worcester gas fired boiler, LED ceiling spotlights, vertical radiator, LVT wood plank effect flooring, UPVC sealed unit double glazed window to the side aspect, glazed door opening into the conservatory.

UTILITY ROOM/CLOAKROOM

White suite comprising wash hand basin, low level WC, space and plumbing for automatic washing machine, space for tumble drier, tiled floor, radiator, UPVC sealed unit double glazed window to the rear aspect.

SPACIOUS FIRST FLOOR GALLERIED LANDING

Radiator, access to loft space with pull down loft ladder, UPVC sealed unit double glazed windows to the front and side aspect.

BEDROOM 1 18' 11" maximum x 15' maximum (5.77m x 4.57m)

BEDROOM AREA (15'1" x 13')

Radiator, picture rail, UPVC sealed unit double glazed window to the side aspect, throughway to

DRESSING AREA (9'2" x 5'10")

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

EN-SUITE SHOWER ROOM

White suite comprising glazed corner shower cubicle with Mira shower, tiled surround, wash hand basin with wood grain effect double door vanity cupboard below, adjacent WC with concealed cistern, LED ceiling spotlights, extractor fan, chrome heated towel rail/radiator, tiled floor, UPVC sealed unit double glazed window to the rear aspect.

BEDROOM 2 11' x 8' 6" (3.35m x 2.59m)

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

BEDROOM 3 10' x 8' 5" plus door recess (3.05m x 2.57m)

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

BEDROOM 4 7' x 5' 8" (2.13m x 1.73m)

Radiator, picture rail, LED ceiling spotlights, UPVC sealed unit double glazed window to the rear aspect.

FAMILY BATHROOM 11' x 7' 6" (3.35m x 2.29m)

White suite comprising panel bath with central mixer tap and shower attachment, wash hand basin with mixer tap and high gloss finished vanity cupboards and drawers below, adjacent WC with concealed cistern, double size shower cubicle with thermostatically controlled shower and waterproof panelling, radiator, separate heated towel rail/radiator, tiled floor, LED ceiling spotlights, UPVC sealed unit double glazed window to the side aspect.

OUTSIDE

The property stands within stunning landscaped gardens with a front garden comprising of a pressed concrete drive enabling off street parking for numerous vehicles, well stocked attractive flower and shrub borders, brick walling and wrought iron railings to the front boundary, adjacent driveway with double opening gates leading to a further driveway area enabling access to :-

DETACHED GARAGE 18' 9" x 10' (5.72m x 3.05m)

Power and light connected with electric roller door.

REAR GARDEN

To the rear of the property there is a stunning west facing landscaped garden offering a good degree of privacy, comprising flag stone paved patio area, pathways with meticulously maintained and beautifully planted borders interspersed with mature trees and shrubs, astro turf areas, pergola, two timber storage sheds, raised decking area with greenhouse and timber fencing to the boundaries. Side passage to right of house with gate.

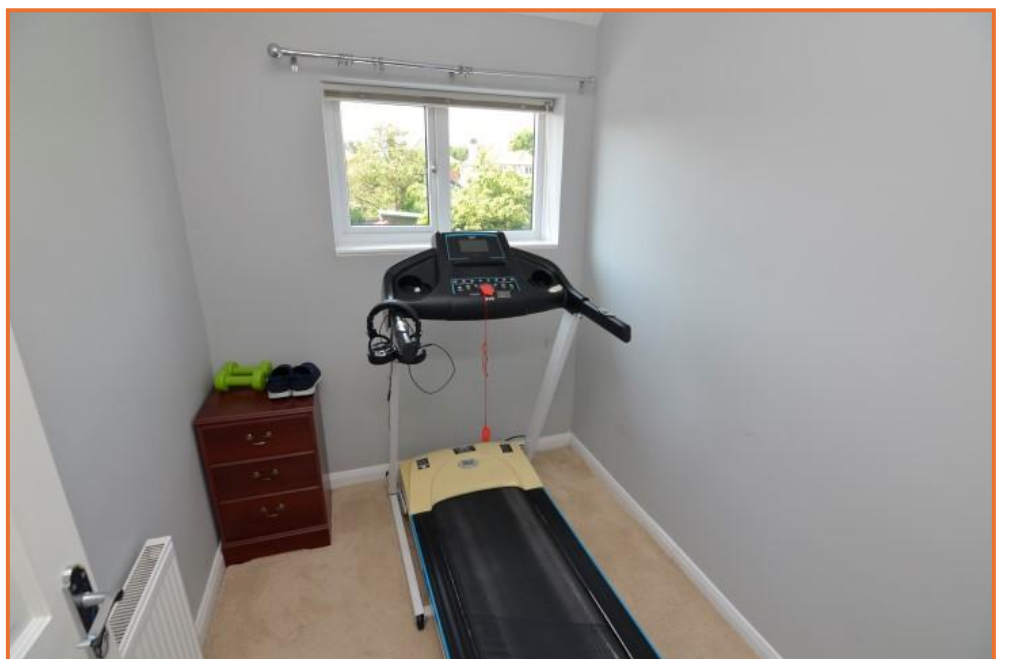
It is strongly advised to book an early appointment to view this property, with these beautiful gardens to fully appreciate how wonderful they are.

COUNCIL TAX Band 'E'







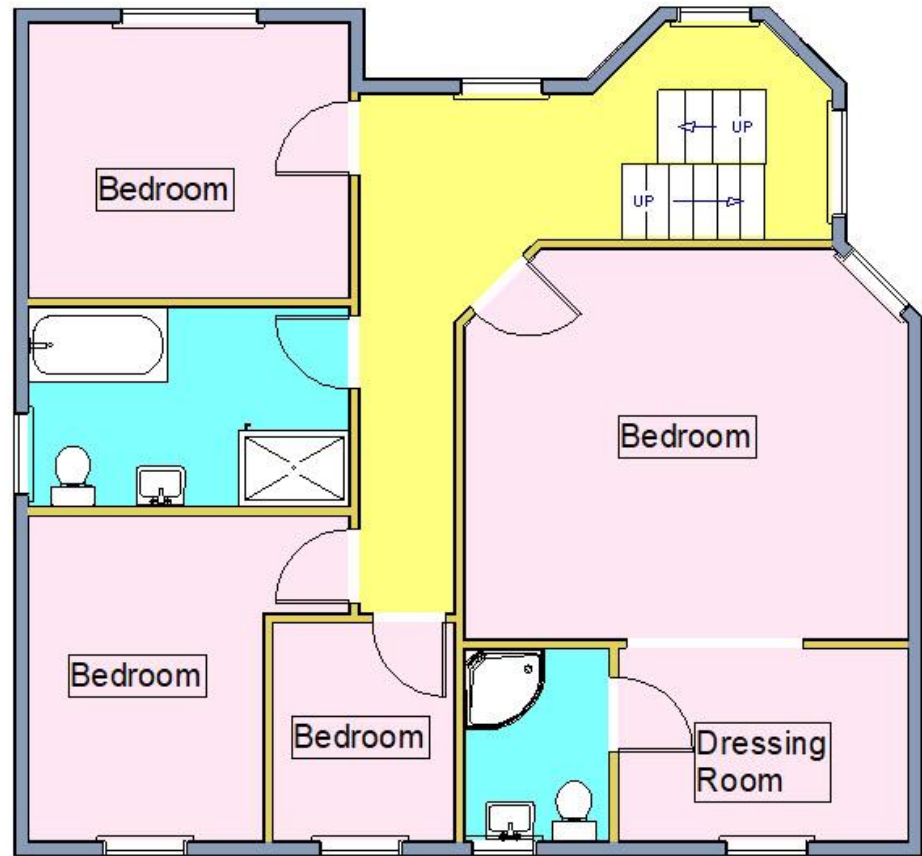
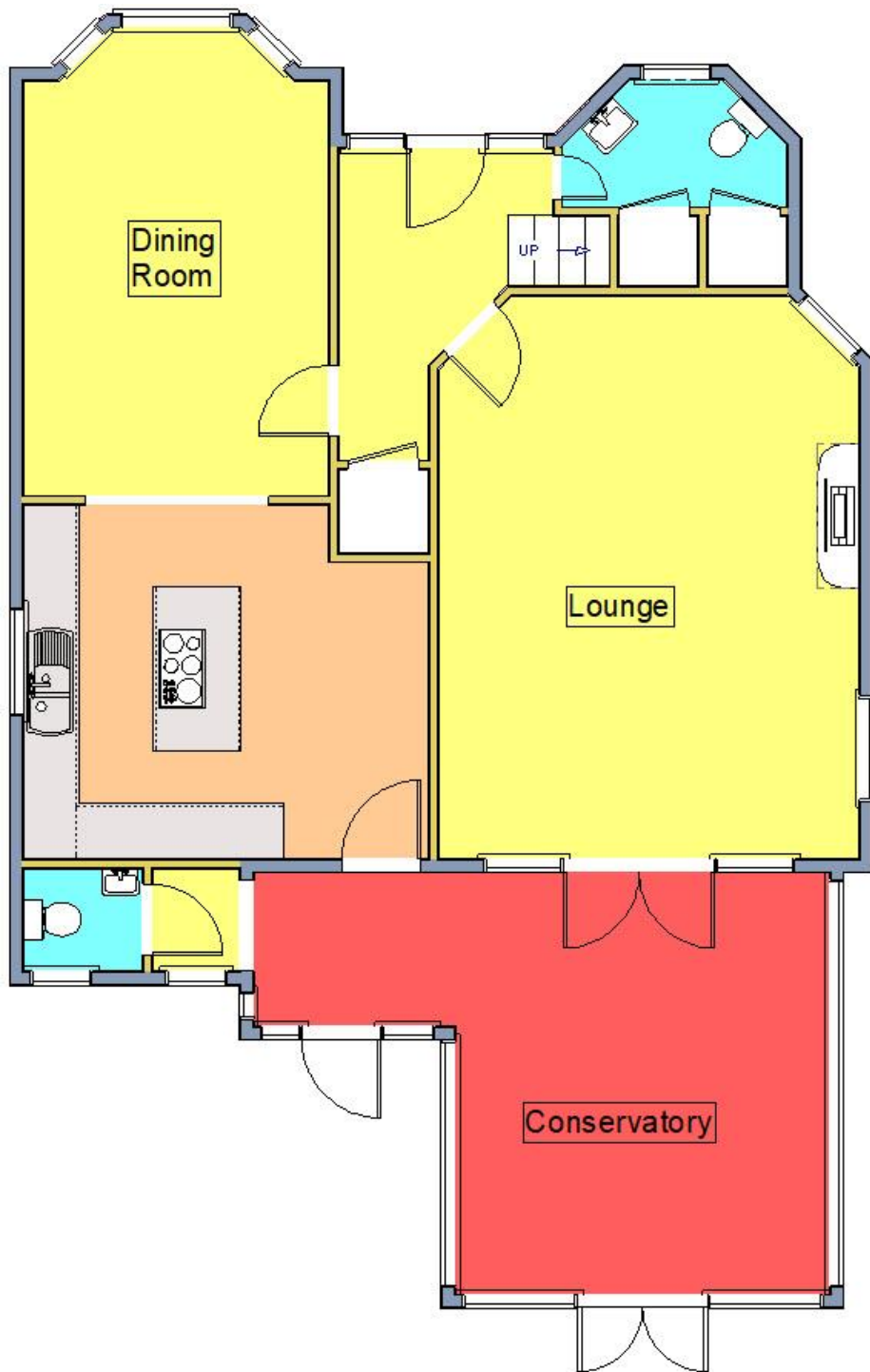












Address: 3 Surrey Road, FELIXSTOWE, IP11 7SB
 RRN: 2034-8426-4300-0448-9222

Energy Rating

Most energy efficient - lower running costs CURRENT POTENTIAL



Not energy efficient - higher running costs

England & Wales

EU Directive
2002/91/EC

