

**SB**  
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Estate Agents



**23 Winston Close, Felixstowe, IP11 2FA**

**£240,000 FREEHOLD**

Offered for sale with no onward chain and situated in a quiet cul-de-sac on the popular Grange Farm development is this rarely available two bedroom semi-detached bungalow.

In addition to the two bedrooms the property benefits from off road parking, garage, conservatory and a south/west facing rear garden.

The accommodation in brief comprises; entrance hall, lounge/diner, kitchen, inner hallway, bathroom, two bedrooms and a conservatory. Windows are of double glazed construction and heating is supplied in the form of electric radiators.

The property is conveniently located within close proximity to a major supermarket, doctors surgery and pharmacy. Links to the A14 are also nearby as well as being on a bus route.

With some internal modernisation required, a viewing is highly recommended to appreciate the potential on offer.

UPVC entrance door opening into:

**ENTRANCE PORCH 4' 8" x 3' 4" (1.42m x 1.02m)**

Window to front aspect, door to:

**LOUNGE/DINER 16' x 11' 6" (4.88m x 3.51m)**

Electric radiator, window to front aspect, TV point, door into inner hall and further door to:

**KITCHEN 14' 0" x 5' 8" (4.27m x 1.73m)**

Fitted worktops with storage units above and matching units and drawers below, stainless steel sink with single drainer, space and plumbing available for washing machine, further space for free standing cooker. Windows to both front and side aspect, door to outside.

**INNER HALL** Airing cupboard housing hot water cylinder, access to loft space, electric radiator, doors to:

**BATHROOM 6' 6" x 5' 8" (1.98m x 1.73m)**

Suite comprising; low level WC, hand wash basin, panelled bath with electric shower over, part tiled walls, obscured window to side aspect.

**BEDROOM ONE 12' 11" x 8' 6" (3.94m x 2.59m)**

Window to rear aspect.

**BEDROOM TWO 8' 7" x 8' (2.62m x 2.44m)**

Electric radiator, door into:

**CONSERVATORY 15' 3" x 5' 5" (4.65m x 1.65m)**

Brick built base conservatory with UPVC windows and door overlooking rear garden, electric radiator, tiled flooring.

**OUTSIDE**

The property is set at the end of a cul-de-sac, the bungalow is accessed via driveway shared with neighbouring bungalows and therefore benefits from minimal passing traffic.

Off road parking is available for at least one vehicle, in addition there is an open lawn area and a further low maintenance shingled area.

The rear garden is south/west facing and is mainly laid to lawn, with a patio area and established shrub and plant borders. Side access gate, outside tap.

**GARAGE 16' 10" x 8' 2" (5.13m x 2.49m)**

Pitched roof garage with up and over door with light and power connected.

**COUNCIL TAX**

Band 'B'







