



**38 Princes Road, Felixstowe, IP11 7QZ**

**£625,000 FREEHOLD**

**A truly exceptional and modern 1920s detached and extended four bedroom family home located close to both the main town centre and sea front, benefiting from magnificent presentation throughout and having undergone extensive modernisation and improvements by the current vendors**

In addition the property benefits from ample off road parking, larger than average garage, stunning extended open plan kitchen/dining/living room with bi-folding doors opening out into the landscaped rear garden with an outside kitchen, perfect for entertaining.

Furthermore there are two reception rooms, a modern family bathroom and a utility room.

The accommodation in brief comprises entrance hall, family room, lounge, open plan kitchen/dining/living space, utility room, cloakroom, upstairs there are four bedrooms and a family bathroom. Heating is supplied in the form of gas fired central heating to radiators with electric underfloor heating in the bathroom. Windows are of double glazed construction.

Princes Road is a popular established residential location positioned within a few minutes walk of both the sea front and main town centre with both bus and train links to Suffolk's county town of Ipswich with links to London Liverpool Street.

Being rarely available to the market, a viewing is highly recommended to appreciate the stunning accommodation on offer.

#### **COVERED ENTRANCE VERANDAH**

Outside lighting, red Quarry tile flooring and original entrance door opening into:-

#### **ENTRANCE HALL 11' 11" x 9' 10" (3.63m x 3m)**

Wood effect tiled flooring, radiator, stained glass effect window to the front aspect, stairs leading upto the first floor and doors to :-

#### **FAMILY ROOM 11' 10" x 10' 11" (3.61m x 3.33m)**

Solid wood flooring, radiator, window to front aspect, picture rails.

#### **LOUNGE 21' 1" x 14' 4" (6.43m x 4.37m)**

Solid wood flooring, radiator, window to front aspect, TV point, multi-fuel burner with surround, French doors opening into the dining/living room.

#### **KITCHEN/DINING/LIVING SPACE**

##### **KITCHEN 19' 3" x 13' 11" (5.87m x 4.24m)**

Howdens kitchen comprising Minerva fitted worktops with a large central island with matching Minerva fitted worktop. Rose gold accent detailing throughout, tiled splashback, inset one and a half bowl sink unit with rose gold mixer tap with instant boiling water tap and filtered cold water feed, engraved single drainer, high white gloss storage units and base units and drawers, range of integrated appliances incorporating dishwasher, fridge/freezer, twin Neff eye level double oven with hide and slide doors, five ring Neff induction hob with island extractor, LED spotlights, rose gold island features lights, two vertical radiators, tiled flooring, window to side aspect and a large opening into :-

##### **LIVING/DINING SPACE 24' 1" x 9' 9" (7.34m x 2.97m)**

Continuation of the large tiled flooring, vertical radiator, TV point, two Velux windows, spotlights, large bi-folding doors opening out onto the rear garden and a door into :-

##### **UTILITY ROOM 8' 2" x 6' (2.49m x 1.83m)**

Radiator, fitted worktops with Anthracite high gloss storage units below, stainless steel one and a half bowl sink unit with hose style mixer tap, space and plumbing available for a washing machine, further space for a tumble dryer, spotlights, window to rear aspect, extractor, door into :-

##### **CLOAKROOM 8' 3" x 3' 4" (2.51m x 1.02m)**

Modern suite comprising WC with hidden cistern, vanity hand wash basin with mixer tap and storage cupboards underneath, wood effect tiled flooring, radiator, spotlights, extractor, obscured window to the side aspect.

## FIRST FLOOR LANDING

Radiator, access to the loft space, large airing cupboard housing the Valliant combi boiler and doors to :-

### BEDROOM 1 14' 10" x 12' 5" (4.52m x 3.78m)

Radiator, window to front aspect, fitted wardrobes with mirror fronted sliding doors, access to eaves storage.

### BEDROOM 2 12' 4" x 11' 10" (3.76m x 3.61m)

Radiator, window to rear aspect.

### BEDROOM 3 11' 10" x 10' 11" (3.61m x 3.33m)

Radiator, window to front aspect, large walk in wardrobe.

### BEDROOM 4 9' 4" x 7' 1" (2.84m x 2.16m)

Radiator and window to rear aspect.

### FAMILY BATHROOM 10' 9" max x 9' 7" (3.28m x 2.92m)

Modern suite comprising low level WC, twin vanity hand wash basins with mixer taps and storage cupboards underneath, bath with mixer tap and shower attachment and double width walk in shower with twin shower heads, tiled flooring with electric underfloor heating, part tiled walls, heated towel rail, spotlights, extractor, vanity mirrors with shaver points, obscured window to the rear aspect.

## OUTSIDE

To the front of the property is a block paved drive allowing off road parking for numerous vehicles, outside lighting and an outside tap. The remainder of the garden is laid to lawn with established shrub and tree border, low brick wall to the front boundary, side access gate.

The west facing landscaped rear garden is designed for family entertaining, upon entering from the bi-folding doors in the dining/living space it opens out into a large composite decking with a glass balustrade overlooking the lawn area, steps leading down to an outdoor kitchen with fitted worktops, pizza oven, BBQ area, covered canopy with space for hot tub (current hot tub is negotiable with the current owners), outside sockets, outside lighting. From the outdoor kitchen it opens out into a lawn area which is enclosed by fencing and has a range of established plant and shrubs border, service door into :-

### GARAGE 27' 1" x 10' 11" (8.25m x 3.33m)

Larger than average garage, light and power connected, up and over door, Velux window.

## COUNCIL TAX

Band 'E'











