



## 75 Links Avenue, Felixstowe, IP11 9HE

**£450,000 FREEHOLD**

A well proportioned modern detached family house with views from the rear elevation over open countryside towards the River Deben, constructed in the 1970s of traditional cavity wall construction, beneath a pitched tiled roof.

Further benefits of the property include full gas fired central heating via radiators, UPVC sealed unit double glazed windows, pressed concrete driveway with attached single garage and pleasant enclosed rear garden.

The property is situated in a highly regarded sought after residential area at the end of a no through road, backing onto open countryside and within a short distance to the popular Kingsfleet, Colneis and Fairfield Schools.

The town centre shopping thoroughfare is less than one mile distant with railway service at Great Eastern Square with regular services to Ipswich and onto London via Liverpool Street.

#### **UPVC SEALED UNIT DOUBLE GLAZED PORCH**

With double glazed door and further UPVC double glazed entrance door opening to :-

#### **ENTRANCE HALLWAY 15' 10" x 5' 10" (4.83m x 1.78m)**

Open tread staircase leading to the first floor, radiator.

#### **CLOAKROOM**

Coloured suite comprising low level WC, wash hand basin with vanity cupboard below and tiled splashback, radiator.

#### **THROUGH LOUNGE 24' 6" x 11' (7.47m x 3.35m)**

Two radiators, TV point, UPVC sealed unit double glazed window to the front aspect, sliding double glazed patio doors opening to the rear garden.

#### **DINING ROOM 14' 10" x 7' 10" (4.52m x 2.39m)**

Radiator, dual aspect room with UPVC sealed unit double glazed windows to the front and side aspect.

#### **KITCHEN/BREAKFAST ROOM 14' 2" x 8' 10" (4.32m x 2.69m)**

Fitted with a comprehensive range of units comprising base cupboards and drawers with beech block effect work surfaces over, inset ceramic single drainer one and a half bowl sink unit with mixer tap, tiled splashback with floral patterned borders, matching eye level cupboards, built in Bosch electric oven, gas four ring hob with canopy extractor hood over, plate rack, gallery shelving, wine rack, peninsula breakfast bar, radiator, space and plumbing for automatic washing machine, integrated dishwasher, cupboard housing wall mounted Baxi gas fired boiler, pelmet downlighters, UPVC sealed unit double glazed door to the side aspect, UPVC sealed unit double glazed window to the rear aspect.

#### **FIRST FLOOR LANDING**

UPVC sealed unit double glazed window to the front aspect, access to the partly boarded loft space with pull down loft ladder, built in airing cupboard housing lagged hot water cylinder.

#### **BEDROOM 1 13' 2" x 11' (4.01m x 3.35m)**

Radiator, UPVC sealed unit double glazed window to the rear aspect with extensive views over surrounding countryside towards the River Deben.

#### **BEDROOM 2 11' x 11' (3.35m x 3.35m)**

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

#### **BEDROOM 3 12' x 8' 10" (3.66m x 2.69m)**

Built in wardrobes with cupboards over, radiator, UPVC sealed unit double glazed window to the rear aspect with extensive views over open countryside.

#### **BEDROOM 4 9' 2" x 8' 2" (2.79m x 2.49m)**

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

### **BATHROOM 7' 10" x 6' (2.39m x 1.83m)**

White suite comprising corner bath, low level WC, pedestal wash hand basin, part tiled walls, glazed corner shower cubicle with twin head shower, radiator/heated towel rail, UPVC sealed unit double glazed window to the side aspect.

### **OUTSIDE**

The property is set in an extremely quiet location, set back from the road with a pressed concrete driveway enabling off street parking for 2/3 vehicles, adjacent lawn with shaped well stocked borders, side gate access to the rear garden and access to :-

### **SINGLE GARAGE 17' 6" x 9' 8" (5.33m x 2.95m)**

Up and over door, power and light connected, storage cupboards, window to the rear aspect and personal door to the rear garden.

To the rear of the property there is a fully enclosed garden comprising lawn with well stocked mature shrubs and flower borders, timber summer house with raised decking area, pond with water feature and archway, cold water tap, external power point, timber storage shed with power connected.

### **COUNCIL TAX**

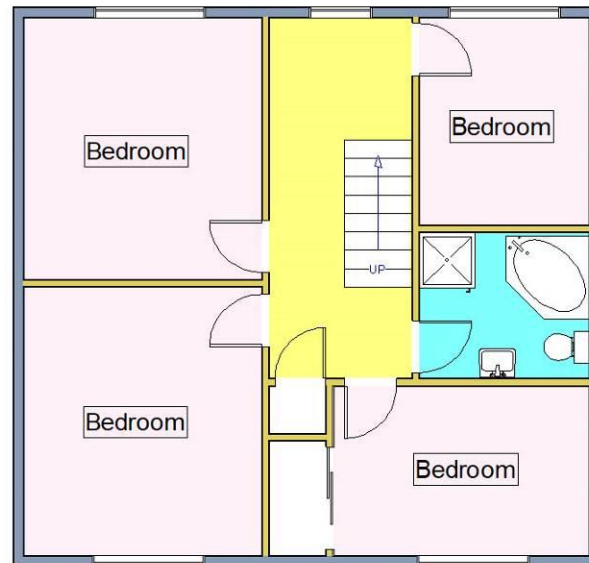
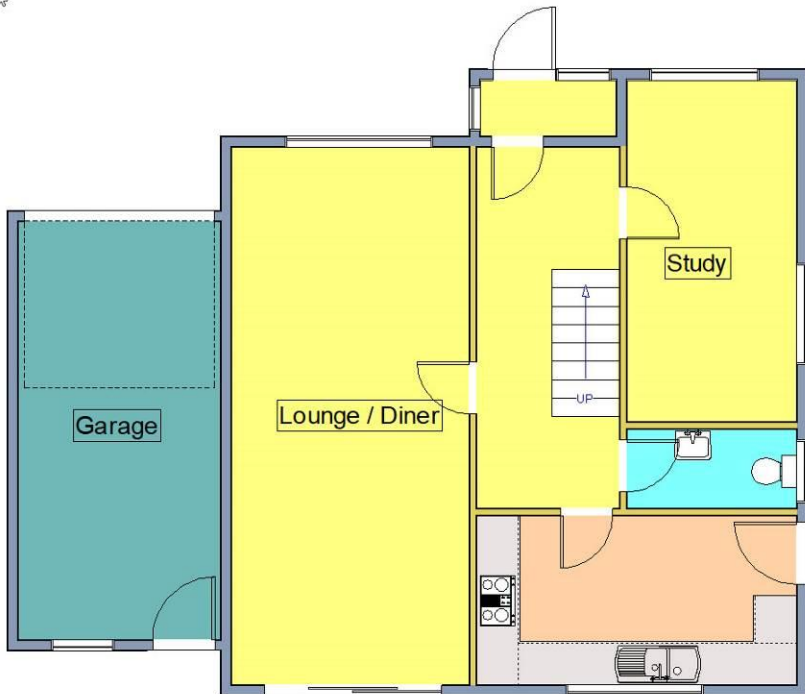
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