



## 1 Red Hall Court, Felixstowe, IP11 7AQ

**£525,000 FREEHOLD (NO ONWARD CHAIN)**

Situated a few minutes walk to the sea in an exclusive mews style development is this well presented, Georgian style property, built by the award winning group of developers Messrs Hopkins Homes around the year 2000.



The well proportioned accommodation briefly comprises entrance hall, cloakroom, lounge, dining room, kitchen, double glazed conservatory, utility room, four bedrooms (master bedroom with en-suite shower room), and family bathroom.

Further benefits include a driveway, single garage, attractive gardens, gas fired central heating via radiators and solar panels to the rear aspect installed in 2013 with additional battery storage enabling reduced energy costs in and benefitting from a feedback tariff.

The Red Hall Court development stands within walled grounds previously belonging to the former Ladies College, a short walk away from the sea at Cobbolds Point, Fludgers boutique hotel and restaurant and is less than one mile from the town centre.

#### **DOUBLE GLAZED ENTRANCE DOOR**

Opening to :-

#### **ENTRANCE HALLWAY**

Staircase leading to the first floor with cupboard below, radiator.

#### **CLOAKROOM**

White suite comprising low level WC, wash hand basin with tiled splashback, tiled floor, radiator, extractor fan.

#### **LOUNGE 19' 4" x 11' 10" (5.89m x 3.61m)**

Antique pine fire place surround with marble inset and matching hearth, gas living flame effect fire, Satellite TV point, radiator, double doors opening to :-

#### **DINING ROOM 9' 10" x 9' 3" (3m x 2.82m)**

Radiator, door to the kitchen and glazed double doors opening to :-

#### **CONSERVATORY 17' x 9' 2" (5.18m x 2.79m)**

An attractive addition to provide further living accommodation for the property, constructed of brick base and UPVC sealed unit double glazed windows, pitched glazed roof, tiled floor, UPVC sealed unit double glazed French doors opening to the rear garden.

#### **KITCHEN 12' 2" x 9' 8" plus door recess (3.71m x 2.95m)**

Fitted with a range of modern units comprising base cupboards and drawers with work surfaces over, inset composite single drainer one and a half bowl sink unit with mixer tap, tiled splashbacks, matching eye level cupboards, built in Hotpoint double oven, Indesit induction electric four ring hob with concealed extractor hood over, tiled floor, double glazed window to the rear aspect, built in pantry cupboard, radiator, door to :-

#### **UTILITY ROOM 9' 10" x 5' 10" (3m x 1.78m)**

Fitted double door base cupboard with work surface over, inset stainless steel single drainer sink unit with mixer tap, tiled splashback, space and plumbing for automatic washing machine and dishwasher, tiled floor, radiator, space for tall fridge/freezer, cupboard housing wall mounted Baxi gas fired combi boiler, extractor fan, personal door to the garage, double glazed door opening to the rear garden.

#### **FIRST FLOOR LANDING**

Radiator, built in airing cupboard with pine slatted shelves.

#### **BEDROOM 1 17' x 12' (5.18m x 3.66m)**

Built in double door wardrobe, two radiators, two double glazed windows to the front aspect.

**EN-SUITE SHOWER ROOM** Fitted with a modern white suite comprising walk in shower with Quartz style waterproof wall panelling, Mira Sports electric shower, pedestal wash hand basin, low level WC, tiled floor, chrome heated towel

rail/radiator, extractor fan, double glazed window to the side aspect.

#### **BEDROOM 2 12' x 10' 7" (3.66m x 3.23m)**

Built in cupboard, radiator, UPVC sealed unit double glazed window to the rear aspect.

#### **BEDROOM 3 13' 2" plus door recess x 8' 6" (4.01m x 2.59m)**

Built in double door wardrobe cupboards, radiator, double glazed window to the front aspect.

#### **BEDROOM 4 12' x 9' (3.66m x 2.74m)**

Built in double door wardrobe, access to partly boarded loft space with pull down loft ladder, radiator, UPVC sealed unit double glazed window to the rear aspect.

#### **BATHROOM**

Modern white suite comprising panel bath with mixer tap and shower attachment, low level WC, pedestal wash hand basin, radiator, extractor fan, high gloss finished medicine cabinets with down lighters, tiled floor, radiator, UPVC sealed unit double glazed window to the rear aspect.

#### **OUTSIDE**

The property faces attractive gardens to the front comprising lawn with box hedging and shrubs, shingle driveway enabling off street parking for one vehicle and providing access to :-

#### **SINGLE GARAGE 17' 4" x 8' 3" (5.28m x 2.51m)**

Remote control electric up and over door, power and light connected, personal door leading to the utility room.

To the side of the property there is a side gate enabling access to the side and rear garden with two timber storage sheds and patio area. To the rear of the property there is an attractive landscaped garden comprising lawn with cottage style borders, pergola with grape vine, partly enclosed by timber fencing and the magnificent original ornate red brick wall.

#### **AGENT'S NOTE : SERVICE CHARGE**

Each property within the development owns a share in the Freehold of Red Hall Court Management Company which maintains the exceptionally pleasant communal gardens, shelter and listed wall which are situated within the border of Red Hall Court. The current service charge is £105 per month.

#### **COUNCIL TAX**

Band 'E'

Address: 1 Red Hall Court, FELIXSTOWE, IP11 7AQ  
RRN: 0360-2521-2480-2704-0015

























