



**8 Picketts Road, Felixstowe, IP11 7JT**

**£725,000 FREEHOLD – FREEHOLD**

**A well appointed and tastefully extended detached family house, built in the 1950's of traditional brick cavity wall construction with a rendered finish beneath a pitched tiled roof.**

The well planned accommodation briefly comprises entrance hall, cloakroom, utility room / boot room, lounge, dining room, kitchen / breakfast room, utility room, study / ground floor bedroom five, four first floor bedrooms (master bedroom with ensuite) and family bathroom.

Further benefits include gas fired central heating via radiators, double glazed windows, a block paved driveway enabling off street parking for numerous vehicles, a single garage, adjoining purpose built gym / home office and a West facing rear garden measuring approximately 120' in depth x 50' in width.

The property is located in the generally sought after area of Old Felixstowe, in an established residential road approximately 15 minutes walk to the town centre, sea and promenade.

UPVC double glazed entrance door with leaded light panels opening to:-

**ENTRANCE HALLWAY** Staircase leading to the first floor with storage cupboard below, radiator, central heating thermostat

**CLOAKROOM** Modern white suite comprising vanity wash hand basin with cupboard below, tiled splashbacks, low level W.C, radiator, tiled floor, UPVC double glazed window to the side aspect.

**BOILER ROOM / BOOT ROOM 6' x 4' (1.83m x 1.22m)**

Wall mounted Vaillant gas fired boiler, water cylinder.

**LOUNGE 18' 4" x 12' 4" (5.59m x 3.76m)**

Engineered oak flooring, fireplace surround with electric coal effect fire, T.V point, radiator, UPVC double glazed window to the front aspect, two arched double glazed windows to the side aspect. Pine glazed panel door opening to:-

**DINING ROOM 12' x 9' 10" (3.66m x 3m)**

Radiator, engineered oak flooring, UPVC double glazed French doors opening to the West facing sun terrace, glazed door opening to:-

**KITCHEN / BREAKFAST ROOM 20' 6" x 10' 10" (6.25m x 3.3m)**

Fitted with a comprehensive range of modern maple wood style units, brushed stainless steel handles comprising base cupboard and drawers, saucepan drawers, fitted worktops with inset stainless steel single drainer one and a half bowl sink unit, mixer tap, tiled splashbacks, matching eye level cupboards, integrated dishwasher, built-in Bosch stainless steel double oven, Bosch stainless steel gas four ring hob with stainless steel and glass extractor canopy over, radiator, tiled floor, UPVC double glazed window overlooking the rear garden. Glazed pine panel door opening to:-

**UTILITY ROOM 7' 9" x 6' 3" (2.36m x 1.91m)**

Matching maple wood style base and eye level cupboards, fitted worktops, inset stainless steel single drainer sink unit with mixer tap, tiled splashbacks, space and plumbing for automatic washing machine, space for tumble dryer, tiled floor, radiator, UPVC double glazed window to the rear aspect.

**STUDY / BEDROOM 5 10' 9" x 10' 6" (3.28m x 3.2m)**

Engineered oak flooring radiator, UPVC double glazed window to the front and side aspects.

**GALLERIED LANDING** UPVC double glazed window to the front aspect, radiator, access to loft space with pull down loft ladder, built-in airing cupboard with pine slatted shelves, UPVC double glazed window to the side aspect.



**MASTER BEDROOM 13' 2" x 8' 10" (4.01m x 2.69m)**

Radiator, UPVC double glazed window to the rear aspect.

**ENSUITE SHOWER ROOM** Modern white suite comprising shower cubicle with tiled surround, mixer shower unit, vanity wash hand basin with mixer tap, tiled splashback, high gloss finished cupboard below, low level W.C., chrome heated towel rail / radiator, tiled floor, ceiling spotlights.

**BEDROOM 2. 16' 2" plus door recess x 11' 10" (4.93m x 3.61m)**

Radiator, UPVC double glazed window to the rear aspect.

**BEDROOM 3. 12' 2" x 12' (3.71m x 3.66m)**

Engineered oak flooring, radiator, UPVC double glazed window to the front aspect.

**BEDROOM 4. 9' 6" x 9' (2.9m x 2.74m)**

Radiator, built-in cupboard, UPVC double glazed window to the front aspect.

**FAMILY BATHROOM** Modern white suite comprising panelled bath with mixer tap and shower unit over. Glazed shower screen, low level W.C., vanity wash hand basin with mixer tap and high gloss finished cupboard below, tiled floor, part tiled walls, heated towel rail / radiator, UPVC double glazed window to the rear aspect.

**OUTSIDE** The property is recessed from the road, with a good size landscaped garden comprising lawn with brick retaining wall, block paved driveway enabling off street parking for numerous vehicles and matching pathway leading to the entrance door, flower beds, access leading to:-

**GARAGE 17' 6" x 9' (5.33m x 2.74m)**

Power and light connected, personal door to side.

**GYM / STUDIO/HOME OFFICE 19' 9" x 11' 6" (6.02m x 3.51m)**

Built of traditional brick cavity wall construction power and light connected UPVC double glazed window and door opening to the rear garden.

**REAR GARDEN** To the rear of the property there is a West facing garden measuring approximately 120' in depth x 50' in width comprising large blocked paved sun terrace with external lighting, cold water tap, remaining garden being laid to lawn with shaped, well stocked borders planted with mature shrubs.



















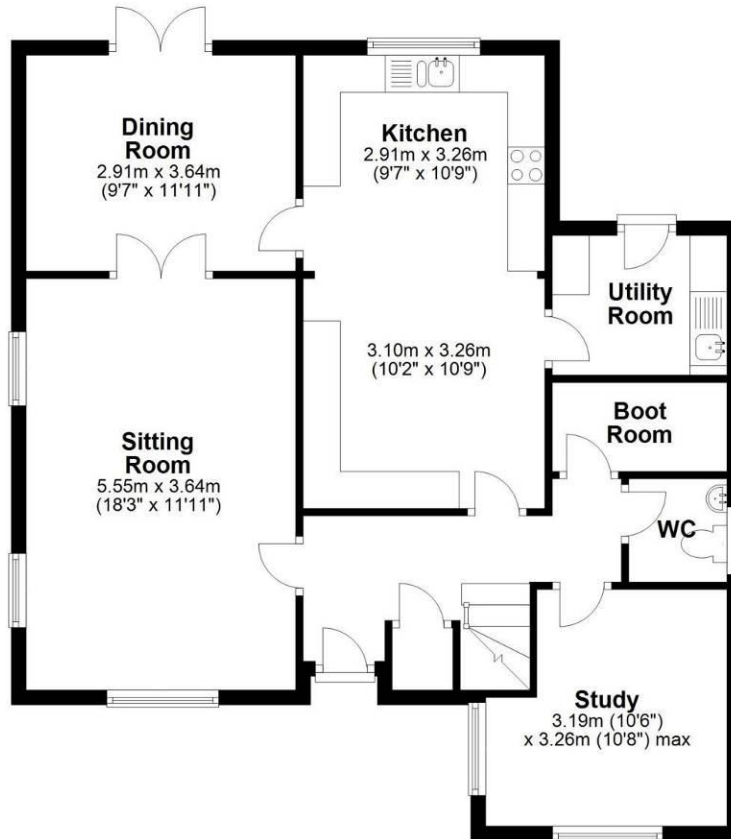






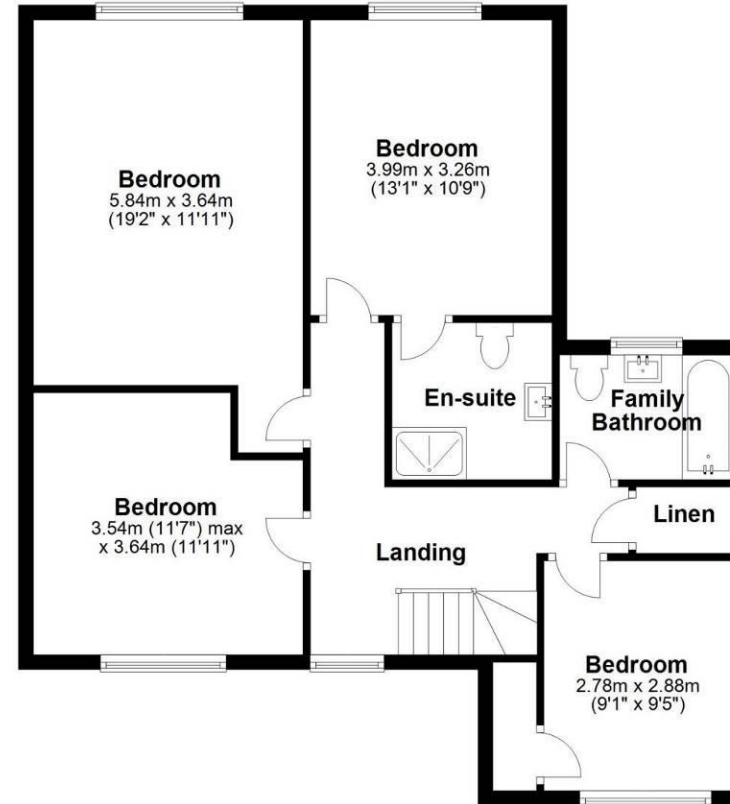
## Ground Floor

Approx. 80.8 sq. metres (870.2 sq. feet)



## First Floor

Approx. 75.1 sq. metres (808.5 sq. feet)



Total area: approx. 156.0 sq. metres (1678.7 sq. feet)

Mortimer EPC  
Plan produced using PlanUp.

