



**29 Springfield Avenue, Felixstowe, IP11 9JZ**

**£330,000 FREEHOLD**

**Offered For Sale with no onward chain and in need of some updating, an extended and modified detached bungalow located within close proximity to Felixstowe town centre.**

Originally a three bedroom bungalow, the accommodation has been extended and altered to create a larger kitchen which now faces the rear of the property and a larger main bedroom with a dressing area.

Additionally the bungalow further benefits from two toilets, private rear garden, driveway with carport and garage, gas fired central heating and double glazed windows.

The property is conveniently situated with in a short distance from the main town centre shopping centre, bus services and main line railway station with links to Ipswich and London via Liverpool Street.

#### **UPVC SEALED UNIT DOUBLE GLAZED DOOR OPENING TO**

#### **ENTRANCE HALL**

Radiator, access to loft space, built in airing cupboard housing pre-insulated lagged hot water cylinder, adjacent shelved storage cupboard, central heating thermostat.

#### **CLOAKROOM**

White suite comprising low level W.C., wash hand basin, part tiled walls, upvc sealed unit double glazed window to the side aspect.

#### **LOUNGE 21' 4" x 19' 0" reducing to 16' (6.5m x 5.79m)**

Wall mounted gas fire, three radiators, five wall light points, T.V. point, two upvc sealed unit double glazed windows to the front aspect, upvc sealed unit double glazed window to the side aspect.

#### **KITCHEN 11' 10" x 11' 10" (3.61m x 3.61m)**

Range of fitted units with oak trim comprising base cupboards and drawers, wood grain effect work surfaces over, inset stainless steel one a half bowl single drainer sink unit with mixer tap, tiled splashbacks, matching eye level cupboards, space and plumbing for automatic washing machine, space for electric cooker, radiator, double glazed patio doors opening to

#### **CONSERVATORY 8' 7" x 8' 4" (2.62m x 2.54m)**

Upvc sealed unit double glazed construction, upvc sealed unit double glazed casement door opening to the side aspect and upvc sealed unit double glazed french doors opening to the rear garden.

#### **BEDROOM 1 14' 10" x 12' 0" (4.52m x 3.66m)**

Radiator, upvs sealed unit double glazed windows to the rear and side aspect. Opening to

#### **DRESSING ROOM 11' 10" reducing to 9' x 7' 2" to face of wardrobes (3.61m x 2.18m)**

Radiator, range of fitted wardrobes.

#### **BEDROOM 2 12' 0" reducing to 9'8 x 10' 0" (3.66m x 3.05m)**

Radiator, upvc sealed unit double glazed window to the rear aspect.

#### **BATHROOM**

Primrose coloured suite comprising panel bath with mixer tap and shower attachment, low level W.C., two wash hand basins, walk in shower cubicle with glazed door and Triton unit, fully tiled walls, radiator, wall mounted Vaillant gas fired combination boiler, electric light/shaver point, upvc sealed unit double glazed window to the side aspect.

## OUTSIDE

To the front of the property there is a partly paved and shingled garden with adjacent herringbone style block paved driveway leading to a covered car port and

## GARAGE 17'6" X 8'4"

Roller door, upvc sealed unit double glazed window to the rear aspect, personal door to the side.

To the rear of the property there is an enclosed mainly paved and shingled garden interspersed with trees and shrubs offering a good degree of privacy. Two timber sheds. External light.

## COUNCIL TAX

Band 'D'







