



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

**£475,000 FREEHOLD**

A modern three storey three/four bedroom town house built by the Hopkins Homes group of developers and situated in a highly popular residential mews style development within walking distance of the sea in Old Felixstowe.

The accommodation is set over three floors and briefly comprises; entrance hallway, study/bedroom four, shower room, bedroom three and utility room. On the first floor; lounge with balcony, kitchen/breakfast room. On the second floor is bedroom one and bedroom two, both with en-suites.

Additionally the property benefits from one off road parking space located in front of a brick built garage.

Red Hall Court is a highly popular residential location in Old Felixstowe, being situated within a short walk of the seafront at Cobbold point and Jacobs Ladder. The Red Hall Court development is a Mews style development incorporated within the grounds of the former Felixstowe College and is accessed from and enclosed by listed walled grounds.

Felixstowe Ferry with golf course and sailing facilities is located within approximately one mile as is Felixstowe main town centre with its range of shops and facilities and public transport links to Ipswich and beyond.

Being rarely available to the market, an internal inspection is advised to fully appreciate the accommodation on offer.

Entrance door opening into:

**ENTRANCE HALL 21' 1" x 6' 8" (6.43m x 2.03m)**

Laminate flooring, radiator, stairs leading up to first floor with under stairs storage cupboard, further storage cupboard. Doors to:

**STUDY/BEDROOM FOUR 11' 11" x 8' 6" (3.63m x 2.59m)**

Radiator, UPVC double glazed sash window to front aspect, fitted shelving unit.

**BEDROOM THREE 13' 10" x 9' 1" (4.22m x 2.77m)**

Radiator, UPVC double glazed window to rear aspect.

**SHOWER ROOM 8' 6" x 5' 3" (2.59m x 1.6m)**

Suite comprising; Low level WC, hand wash basin with tiled splashback, Shower cubicle with tiled surround. Radiator, shaver point, extractor.

**UTILITY ROOM 10' 4" x 6' 1" (3.15m x 1.85m)**

Fitted worktops with a tiled splashback, fitted storage units above and below. Stainless steel sink unit with mixer tap and single drainer. Integrated washing machine. Worcester boiler. Extractor, radiator, door into rear garden.

**FIRST FLOOR LANDING**

Radiator, stairs leading to second floor. Doors to:

**LOUNGE 18' 4" x 15' 8" reducing to 8'6" (5.59m x 4.78m)**

Two radiators, gas feature fireplace with surround, TV point, spotlights and wall lights, UPVC double glazed window to rear aspect. French doors onto balcony overlooking rear garden.

**KITCHEN/BREAKFAST ROOM 15' 8" x 13' 1" (4.78m x 3.99m)**

Fitted worktops with a tiled splashback. Fitted storage units above and matching units and drawers below, stainless steel one and a half bowl sink unit with mixer tap and single drainer, integrated dishwasher and fridge. Eye level double oven, four ring gas hob with extractor above. Under counter lighting. Radiator. Two UPVC double glazed sash windows to front aspect.

**SECOND FLOOR LANDING**

Radiator. Doors to:

**BEDROOM ONE 15' 8" x 10' 3" (4.78m x 3.12m)**

Radiator, UPVC double glazed window to rear aspect with partial sea view. Fitted storage cupboard. Access to loft space. Door to:

**ENSUITE 8' 1" x 4' 1" (2.46m x 1.24m)**

Suite comprising; Low level WC, hand wash basin with tiled splashback, shower cubicle with tiled surround. Radiator, extractor.

**BEDROOM TWO 15' 8" x 10' 8" (4.78m x 3.25m)**

Radiator, UPVC double glazed sash window to front aspect, double width built in wardrobe, additional storage cupboard. Door to:

**ENSUITE 8' 2" x 5' 7" (2.49m x 1.7m)**

Suite comprising; Low level WC, hand wash basin, panelled bath with mixer tap. Part tiled walls, shaver point, radiator, shaver point, extractor.

**OUTSIDE**

Red Hall Court is a development constructed by Hopkins Homes in 2000 and is a Mews style development consisting of similar two Storey and three Storey houses. Within the grounds are communal gardens enclosed by a listed feature wall and incorporated seating areas.

The property has one parking space located in front of the brick built garage which located nearby in a block of brick construction beneath a pitched roof and with up and over door.

The delightful east facing rear garden comprises a patio area with outside tap, the remainder of the rear garden is laid to lawn with an establish shrub and plant border and is enclosed by fencing. Rear access gate.

**COUNCIL TAX**

Band 'E'

**SERVICE CHARGE** We understand from the current owner there is a service charge in place for maintenance of the walls and grounds plus insurance which is approximately £1,000 per annum.











