



1 Ash Tree Close, Felixstowe, IP11 9ES

£425,000 FREEHOLD

Rarely available to the market, an exceptionally well presented spacious modern detached bungalow set at the end of a private road, built in 2019 to a high specification by well renowned Roseberry Developments Ltd and benefiting from the remainder of a 10 year NHBC warranty.

In addition to the three bedrooms further accommodation consists of a reception hallway, an open plan lounge / dining room / kitchen complete with a range of built-in and integrated appliances, a family bathroom and also an En-suite shower room.

All windows and doors are of double glazed construction and heating is supplied in the form of gas fired central heating to radiators via energy efficient boiler. The bungalow also has a high level of level of insulation.

Externally the now established private landscaped gardens are situated to the southerly front aspect and are fully enclosed and the property has a driveway with off street parking for at least five vehicles and brick built garage.

Ash Tree Close is located within the village of Walton, adjacent to the popular Treetops development and approximately two miles from Felixstowe's main town centre and is a private road made up of only six detached bungalows.

Walton proves a highly popular residential location for prospective purchasers due to the convenience of a good selection of shops including two Co-op convenience stores, a butchers and bakers.

Additionally the village offers excellent public transport links into both Felixstowe and Ipswich, has pleasant rural walks and has a Pharmacy.

The first such bungalow to become available since the original sales in Ash Tree Close, an internal inspection is advised to fully appreciate the accommodation on offer.

COMPOSITE ENTRANCE DOOR

With leaded glazed inner panels leading to :-

ENTRANCE HALLWAY 20' max x 14' 5" max (6.1m x 4.39m)

A 'staggered' hallway in three sections (16'6" x 3'8" 14'5" x 3'11" 8'3" x 3'2") , two radiators, recessed LED spotlights, mains connected smoke detector, two double power sockets, oak veneered doors leading to each bedroom, bathroom, and open plan lounge / kitchen, also double doors leading to :-

UTILITY CUPBOARD 5' 5" x 2' 1" (1.65m x 0.64m)

With plumbing for automatic washing machine, Baxi combination boiler serving hot water supply and central heating.

LOUNGE / KITCHEN / DINING ROOM 22' 4" max x 21' 9" max (6.81m x 6.63m)

(South, East & West) A spacious open plan room, light and airy via triple aspect windows and consisting of :-

LOUNGE AREA 21' 9" max x 12'7" into bay area reducing to 10' 9" (6.63m x 3.28m)

(South, East & West) Radiator, UPVC double glazed windows, also UPVC double glazed French doors leading to outside.

KITCHEN / DINING AREA 21' max x 10' 10" max (6.4m x 3.3m)

(East & West) Fitted and comprising one and a half bowl sink unit, inset within Quartz effect work surfaces. A range of Bosch appliances including four ring Halogen hob, extractor hood, double oven and integrated dishwasher. Integrated fridge / freezer, a range of fitted drawers, cupboards and units incorporating six drawers / pan drawers and sixteen cupboard fronts, recessed LED spotlights, concealed display lighting, radiator, UPVC double glazed windows

BEDROOM 1 17' 4" max reducing to 12'10 x 12' 2" (5.28m x 3.71m)

(South) Radiator, UPVC double glazed window, door leading to :-

EN-SUITE SHOWER ROOM 7' 9" x 4' (2.36m x 1.22m)

(North) Part tiled and comprising a double width shower cubicle with Mira shower inset and sliding screen, low level WC, wash hand basin with mixer taps and cupboards beneath, radiator, electric shaver socket, recessed LED spotlights, UPVC double glazed window.

BEDROOM 2 13' 8" x 7' 8" (4.17m x 2.34m)

(South) Radiator, UPVC double glazed window.

BEDROOM 3 9' 7" x 8' 10" (2.92m x 2.69m)

(West) Radiator, UPVC double glazed window.

BATHROOM 8' 10" x 5' 6" (2.69m x 1.68m)

(North) Fitted and comprising a panel bath with mixer taps, low level WC, wash hand basin with mixer taps and storage cupboards beneath, electric shaver socket, recessed LED spotlights, heated towel rail/radiator, UPVC double glazed window.

OUTSIDE

The property is situated at the end of a private road and benefits from a block paved driveway which is both wide and deep offering off street parking for a large number of vehicles.

The driveway is bordered by mature hedging and leads to a detached brick built garage.

GARAGE

Of brick construction, beneath a tiled roof with roller door, light and power connected and also double glazed door leading into main garden area.

GARDENS

The gardens to Number 1 Ash Tree Close have been landscaped, are unoverlooked, extend to what is considered to be of good size for properties of this type, and are situated to the front Southerly aspect of the property.

Leading from the bungalow is a spacious patio / terrace screened from the neighbouring property by six foot fencing and leading to shaped lawned areas with flower and shrub borders.

The main garden area extends to an additional area, with patio/terrace, leading to a lawned area beyond the garage, fully enclosed by six foot fencing, measuring approximately 31' in width x 21' in depth.

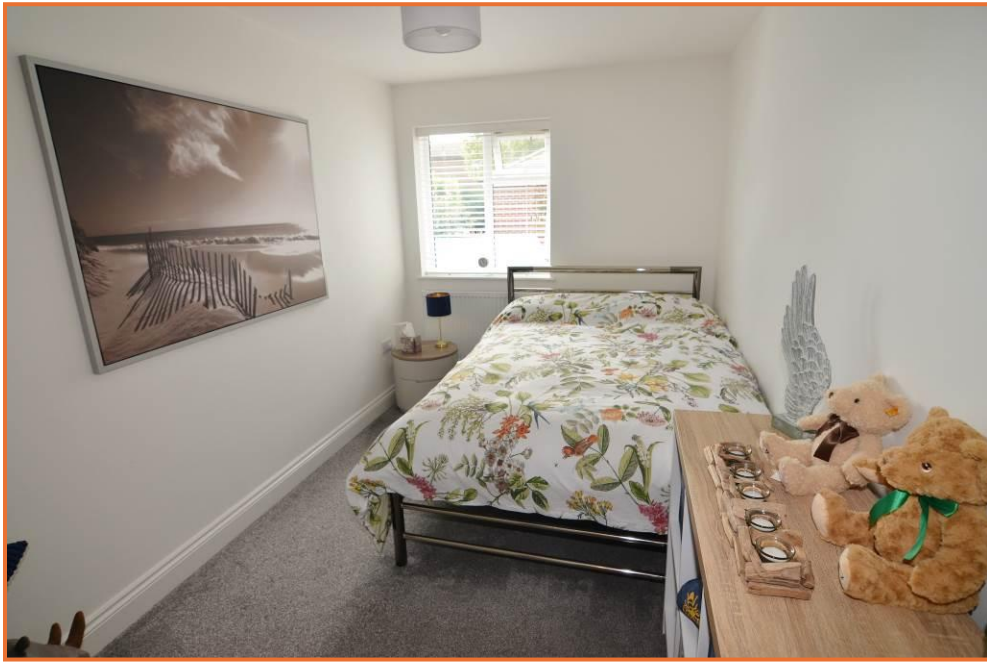
The bungalow is accessed via a wooden gate with the main entrance used being the French doors into lounge area, however this is optional as the footpath extends round the side of the property to the main front door.

To the rear of the bungalow is a smaller enclosed area, screened from the road by high quality sound barrier fencing.

COUNCIL TAX - Band 'D'







Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

