



## 5 South Hill, Felixstowe, IP11 2AA

**£600,000 FREEHOLD**

Trevellen House is a superbly presented four bedroom link detached family home with stunning views overlooking the sea and Felixstowe pier and located a short distance away from the town centre.

In addition to the four bedrooms the property benefits from ample off road parking, two kitchens, two en-suites, two reception rooms and a balcony off bedroom one.

The property has over 1700sqft of versatile accommodation and briefly comprises entrance porch, entrance hall, lounge, kitchen, utility room, bedroom with en-suite on the ground floor. On the first floor is a further living room which could be another bedroom with sea views, two further bedrooms, kitchen and bathroom. Heating is applied in the form of gas fired central heating to radiators and windows are of double glazed construction.

South Hill is a popular residential road located within close proximity to the seafront and Felixstowe town centre with a wide range of shops and amenities. A viewing is highly recommended to appreciate the modern accommodation on offer.

#### **OPEN STORM PORCH**

Corinthian style pillars, outside lighting and entrance door opening into :-

#### **ENTRANCE PORCH 6' 11" x 5' 5" (2.11m x 1.65m)**

Tiled flooring, picture rail, further door opening into :-

#### **ENTRANCE HALL**

Tiled flooring, stairs leading up to the first floor, under stairs storage cupboard, radiator, doors to :-

#### **LOUNGE 16' into the bay x 14' 2" into the bay (4.88m x 4.32m)**

Bay window to side aspect and further bay window to rear aspect with sea views, radiator, TV point, gas feature fire place with surround, picture rail.

#### **KITCHEN/BREAKFAST ROOM 19' x 14' (5.79m x 4.27m)**

Granite worktops with matching upstand with bespoke solid wood fitted storage units and drawers below, central island with Granite worktop and storage units and drawers below, inset one and a half bowl stainless steel sink unit with integrated single drainer, mixer tap, integrated dishwasher, pantry style cupboard, space for freestanding fridge/freezer, Range cooker with cooker hood above, tiled flooring, multi fuel burner with brick surround, windows and French doors opening out into the rear garden, under floor heating, picture rail.

#### **BEDROOM 3 13' 9" x 10' 7" (4.19m x 3.23m)**

Formerly a dining room, oak flooring, radiator, window to side aspect, built in wardrobe and door to :-

#### **EN-SUITE BATHROOM 10' 6" x 6' (3.2m x 1.83m)**

Modern re-fitted suite comprising WC with hidden cistern, vanity hand wash basin with mixer tap and storage cupboards underneath, power bath with mixer tap and separate double width shower cubicle, fully tiled walls and floor, radiator and further heated towel rail, spotlights, extractor, obscured window to the front aspect.

#### **UTILITY ROOM 12' 4" x 6' 4" (3.76m x 1.93m)**

Fitted worktops with a tiled splashback, storage units above and matching storage units and drawers below, stainless steel sink unit with mixer tap and single drainer, space and plumbing available for both a washing machine and dishwasher, windows to side aspect, door into Boot room, Vaillant boiler, window to front aspect.

#### **FIRST FLOOR LANDING**

Large feature window to the front aspect with picture rails, double width storage cupboard, doors to :-

### **LOUNGE/BEDROOM 2 16' into the bay x 14' 3" into the bay (4.88m x 4.34m)**

Formally a bedroom which has been converted to an upstairs lounge to enjoy the views, bay window to side aspect, further bay window to rear aspect with stunning views over the pier and the sea, TV point, picture rail, gas feature fire place with marble surround.

### **UPSTAIRS KITCHEN 13' 9" x 11' 10" (4.19m x 3.61m)**

Formerly a bedroom, fitted worktops with a matching upstand and tiled splashback, high gloss grey handleless storage units with Anthracite storage units above and matching storage units and drawers below, stainless steel one and a half bowl sink unit with mixer tap and single drainer, integrated eye level double oven, integrated bin, dishwasher and washing machine, Lumona four ring hob and cooker hood above, bay window to the side aspect, picture rail, spotlights.

### **BEDROOM 1 14' 2" x 12' 6" (4.32m x 3.81m)**

Vertical radiator, picture rail, door to en-suite and bi-folding doors opening out onto :-

### **BALCONY**

Decked flooring, glass balustrade, stunning views over the pier and seafront.

### **EN-SUITE 10' 7" x 7' 4" (3.23m x 2.24m)**

Modern refitted suite comprising WC with hidden cistern, vanity hand wash basin with mixer tap and storage drawers underneath, double width walk in shower cubicle with rain forest shower head, fully tiled flooring and part tiled walls, radiator, built in tooth brush charger and shaver point, heated towel rail, extractor, obscured window to the side aspect.

### **BEDROOM 4 12' 6" into the bay x 10' 7" (3.81m x 3.23m)**

Bay window to the side aspect, window to front aspect, radiator, picture rail.

### **BATHROOM 8' 1" x 5' (2.46m x 1.52m)**

Suite comprising WC with hidden cistern, vanity hand wash basin with mixer tap and storage cupboard underneath, panel bath with Victoria style mixer tap and shower over, fully tiled walls and floor, radiator, access to loft space, obscured window to the side aspect.

### **OUTSIDE**

The property is accessed via a set of double gates opening into a shared shingle drive with off road parking for three cars, to the side of the property is a tiered garden with established shrubs and plants, storage shed, steps leading up to the front access gate.

The rear garden is mainly low maintenance with a resin courtyard area and established shrub and plant borders, ornamental tree, views out across to Felixstowe pier and seafront. Door to brick built store, outside lighting.

### **COUNCIL TAX**

Band 'F'



























