



77 Western Avenue, Felixstowe, IP11 9NT

£400,000 FREEHOLD

Situated in a highly popular residential location in Old Felixstowe, a greatly extended spacious three bedroom detached family home.

In addition to the three bedrooms the property benefits from two reception rooms, a modern kitchen, a ground floor wet room as well as a first floor family bathroom, conservatory and twin garages located at the rear of the property.

The accommodation in brief comprises entrance hall, wet room, lounge, kitchen, dining room, conservatory. Upstairs there are three bedrooms and a family bathroom. There is potential to add a fourth bedroom.

Heating is supplied in the form of gas fired central heating to radiators and windows are of double glazed construction.

Western Avenue is a highly desirable location in Old Felixstowe, situated a short distance away from the seafront and a parade of shops and amenities located on High Road East. Good local schooling is nearby and Felixstowe town centre is approximately one mile away. A viewing is highly recommended to appreciate the spacious accommodation on offer.

UPVC entrance door opening into :-

ENTRANCE HALL

Stairs leading up to the first floor with under stairs storage cupboard, radiator, doors to :-

WET ROOM 8' 1" x 3' 6" (2.46m x 1.07m)

Suite comprising low level WC, hand wash basin, shower area, fully tiled walls, extractor, radiator, obscured window to the side aspect.

DINING ROOM 9' 3" x 7' 6" (2.82m x 2.29m)

Radiator, window to the front aspect.

KITCHEN 17' 2" x 6' 3" (5.23m x 1.91m)

Fitted worktops with tiled splashback, fitted handleless storage units above and fitted handleless storage units and drawers below, stainless steel one and a half bowl sink unit with mixer tap and single drainer, space and plumbing for both washing machine and dishwasher, space for free-standing cooker and fridge/freezer, under counter lighting, windows and door to rear aspect, radiator.

LOUNGE 20' 7" x 10' 11" (6.27m x 3.33m)

Two radiators, floor to ceiling window to front aspect, TV point, coal effect gas fire with surround, sliding door into :-

CONSERVATORY 18' 10" x 7' 3" (5.74m x 2.21m)

Brick built base conservatory with UPVC windows and doors overlooking the rear garden, radiator, TV point and additional electric panel radiator.

FIRST FLOOR LANDING

Large landing space currently used as a study area with access to loft space, airing cupboard housing boiler and hot water cylinder, radiator, window to front aspect. Has potential to become a fourth bedroom measuring approx. 9'3" x 7'4"

BEDROOM 1 13' 10" x 10' 10" (4.22m x 3.3m)

Radiator, window to front aspect, fitted wardrobes.

BEDROOM 2 12' 4" x 7' 5" (3.76m x 2.26m)

Radiator, window to front aspect, door into 'Jack and Jill' style bathroom.

BEDROOM 3 10' 11" x 6' 6" (3.33m x 1.98m)

Radiator, window to rear aspect.

'JACK AND JILL' BATHROOM 14' x 6' 4" (4.27m x 1.93m)

Suite comprising low level WC, hand wash basin with mixer tap and tiled surround, panel bath with mixer tap and shower head attachment, tiled surround, shower cubicle with electric shower over, radiator, heated towel rail, extractor, two obscured windows to the rear aspect.

OUTSIDE

To the front of the property is an open front garden, mainly laid to lawn with a garden path leading to the entrance door.

The rear garden, upon entering from the conservatory, has a patio area opening out onto a raised deck with steps leading down to the remainder of the garden which is laid to lawn, established shrub and plant areas, rear access gate, outside tap, additional side access gate, service doors into twin garages.

GARAGE 1 17' x 11' 1" (5.18m x 3.38m)

Electric up and over door, light and power connected and a double width opening into :-

GARAGE 2 17' x 8' 3" (5.18m x 2.51m)

Light and power connected, up and over door.

COUNCIL TAX

Band 'D'











