



**7 Victoria Road, Felixstowe, IP11 7PT**

**£540,000 FREEHOLD**

**An exceptionally spacious detached bungalow situated in a highly popular and established residential location within walking distance of the main town centre and also close to Felixstowe seafront.**

In addition to three good sized bedrooms further accommodation consists of an entrance porch, reception hallway, spacious 'L' shaped lounge/dining room, fitted kitchen, UPVC double glazed conservatory, bathroom and separate shower room.

Externally the property stands recessed from Victoria Road which is a quiet location with minimal passing traffic, a driveway enabling off street parking and leading to a garage.

The rear garden offers a mainly southerly aspect and is enclosed.

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

Victoria Road proves a popular residential location consisting mainly of similar bungalows and being within walking distance of the main town centre without having to navigate any hills or steps.

Rarely available to the market an internal inspection is advised to fully appreciate the accommodation on offer.

#### **UPVC DOUBLE GLAZED ENTRANCE DOOR**

With double glazed side panel leading to :-

#### **ENTRANCE PORCH 5' x 3' 1" (1.52m x 0.94m)**

With tiled flooring and part glazed entrance door leading to :-

#### **RECEPTION HALLWAY 31' maximum in depth x 10' maximum in width reducing to 3' 6" (9.45m x 1.07m)**

Radiator, access to loft space, large built in boiler/airing cupboard housing Viessman combination boiler serving domestic hot water supply and central heating, also a ceiling to floor double cloaks cupboard and doors leading to :-

#### **CLOAKROOM/SHOWER ROOM (1) 10' maximum reducing to 6'1" x 4' 6" (3.05m x 1.37m)**

Fitted and comprising a double depth walk in shower cubicle with wall mounted Mira shower inset with both overhead and hand held spray, low level WC, wash hand basin, radiator, part tiled wall surfaces, wall mounted storage cabinets, UPVC double glazed window to side aspect.

#### **LOUNGE/DINING ROOM 21' 9" maximum x 21' 1" maximum (6.63m x 6.43m)**

'L' shaped and consisting of :-

#### **LOUNGE AREA 21' 9" x 14' maximum reducing to x 12' 8" (6.63m x 3.86m)**

Radiator, feature fire place, UPVC double glazed windows to rear aspect, UPVC double glazed French doors leading into conservatory.

#### **DINING AREA 10' 5" x 7' 6" (3.18m x 2.29m)**

Radiator, UPVC double glazed window to side aspect and door leading into kitchen.

#### **CONSERVATORY 19' 6" x 8' 2" (5.94m x 2.49m)**

With brick cavity wall base and UPVC double glazed upper section, polycarbonate roof, radiator, tiled flooring, door leading from hallway, also UPVC double glazed doors leading to outside.

#### **KITCHEN 14' 10" x 10' 5" (4.52m x 3.18m)**

(also door from hallway) Fitted and comprising a single drainer one and a half bowl sink unit with cupboards under, a range of fitted drawers, cupboards, units and work surfaces, built in double oven and Halogen hob, also fitted extractor hood, space for free standing fridge/freezer, plumbing for automatic washing machine, plumbing for dishwasher, radiator, UPVC double glazed window to front aspect, door leading to :-



**SIDE ENTRANCE PORCH 10' 5" x 3' (3.18m x 0.91m)**

Radiator, built in storage cupboard, door allowing access from garage, also UPVC double glazed door leading to outside.

**BEDROOM 1 13' plus door recess (2'9") x 14' into wardrobe recesses (3.96m x 4.27m)**

Radiator, a range of fitted bedroom furniture consisting of wardrobes, bedside cabinets and dressing table, UPVC double glazed window to rear aspect.

**BEDROOM 2 11' x 10' 2" (3.35m x 3.1m)**

Radiator, UPVC double glazed window to side aspect.

**BEDROOM 3 11' x 7' 10" (3.35m x 2.39m)**

Radiator, UPVC double glazed window to side aspect.

**BATHROOM/SHOWER ROOM 11' maximum reducing to 8'4" x 5' 10" (3.35m x 1.78m)**

Fitted with a four piece suite and comprising a round ended bath with side floor standing mixer tap with shower attachment, low level WC, raised bowl wash hand basin with storage cupboards beneath, separate shower cubicle with wall mounted Mira Sport shower inset and adjacent shower screen, extractor fan, heated towel/radiator, UPVC double glazed window to side aspect.

**OUTSIDE**

The property stands recessed from Victoria Road and has a block paved driveway with off street parking for up to three vehicles, also an area laid to lawn with block paved pathway leading to front door. The front garden offer a variety of flowers and shrubs and has access from the driveway leading to the garage.

**GARAGE 17' 2" x 9' 1" (5.23m x 2.77m)**

With roller door, light and power connected, window to side aspect (not double glazed) and door allowing access to side entrance porch.

**REAR GARDEN**

An exceptionally pleasant and unoverlooked rear garden offering a southerly aspect having been landscaped for lower maintenance but still offering an exceptional selection of flowers and shrubs.

Extending to approximately 50' in width x 60' maximum in depth reducing to 40' the garden is enclosed by fencing, has a raised terrace/seating area to the rear aspect and has pathways down both sides each enclosed from the front garden for security.

**COUNCIL TAX**

Band 'E'













