



110 Langer Road, Felixstowe, IP11 2EB

£305,000 FREEHOLD

An extremely pleasant spacious and well-maintained semi-detached house of traditional brick construction beneath a tiled roof, extended to incorporate conservatory/sun room and benefitting from double garage to rear aspect.

In addition to the three good size bedrooms further accommodation consists of entrance hall, a cloakroom, lounge, separate dining room, good quality UPVC double glazed conservatory/sunroom, a re-fitted kitchen, first floor bathroom and separate WC.

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

Externally the property offers a pleasant landscaped but relatively low maintenance enclosed rear garden whilst the property is also well recessed from Langer Road itself.

A double garage with individual up and over doors is accessed from Levington Road.

Langer Road is an established residential location within easy walking distance and close proximity of the sea at Sea Road and also benefits from local bus services.

There are nearby shopping facilities and good access to the A14 with access to Ipswich and beyond.

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

UPVC DOUBLE GLAZED ENTRANCE DOOR

With part-glazed inner panel leading to :-

RECEPTION HALLWAY 11' 3" x 7' 7" (3.43m x 2.31m)

Radiator, window to side aspect, staircase leading to first floor landing, under stairs storage cupboard and doors leading to :-

CLOAKROOM 5' 1" x 2' 4" (1.55m x 0.71m)

Fitted with white suite comprising low level WC, raised bowl wash hand basin with storage cupboard beneath, radiator, UPVC double glazed window to side aspect.

LOUNGE/DINING ROOM 29' 1" max x 13' 10" max (8.86m x 4.22m)

A room separated by double doors and consisting separately of :-

LOUNGE AREA 14' 9" into bay x 14' (4.5m x 4.27m)

Radiator, flame effect gas fire, UPVC double glazed bay window to front aspect and double part glazed doors leading to :-

DINING ROOM 13' 5 max" x 10' 6" (4.09m x 3.2m)

Radiator, door leading into kitchen and also UPVC double glazed French doors leading into :-

CONSERVATORY/SUN ROOM 12' 8" x 9' 8" (3.86m x 2.95m)

Of UPVC double glazed construction, set on brick cavity wall base and also with plastered 5'5" depth brick cavity wall to one side with UPVC double glazed fan light windows above. Pitched polycarbonate roof, UPVC double glazed French doors leading to outside.

KITCHEN 11' 4" x 10' 4" (3.45m x 3.15m)

A modern fitted kitchen comprising single drainer sink unit with mixer tap and cupboards under, a range of fitted drawers, cupboards, units and work surfaces, integrated dishwasher, integrated fridge/freezer, fitted Bosch double oven, four ring ceramic hob and stainless steel extractor hood above, Bosch microwave oven set within walled unit, space for tumble dryer, plumbing for automatic washing machine, part tiled wall surfaces, Vaillant combination boiler serving domestic hot water supply and central heating, UPVC double glazed window to rear aspect, UPVC double glazed door leading to outside.

FIRST FLOOR LANDING

Access to loft space, UPVC double glazed window to side aspect and doors leading to :-

BEDROOM 1 14' 3" into bay x 10' 5" (4.34m x 3.18m)

Radiator, UPVC double glazed bay window to front aspect, offering views down Tacon Road towards the sea and with some distant sea views.

BEDROOM 2 12' 7" plus wardrobe recess (1'9") x 10' 5" (3.84m x 3.18m)

A pair of double fitted wardrobes situated ceiling to floor, the width of the room, both with additional storage space above, radiator, UPVC double glazed window to rear aspect.

BEDROOM 3 8' x 7' 9" (2.44m x 2.36m)

Radiator, large over stairs storage cupboard, UPVC double glazed window to front aspect offering views down Tacon Road towards the sea and with some distant sea views.

BATHROOM 7' 5" x 7' 3" (2.26m x 2.21m)

Fitted and comprising a panelled bath with mixer tap with shower attachment, also Triton shower over with adjacent bi-fold shower screen, raised bowl wash hand basin with corner mixer tap and storage cupboards beneath, shelved storage, wall mounted mirror fronted storage cabinet, heated towel rail/radiator, wall mounted electric fan heater, UPVC double glazed window to rear aspect.

SEPARATE WC 4' 5" x 3' (1.35m x 0.91m)

Comprising low level WC, corner hand wash basin, UPVC double glazed window to side aspect.

OUTSIDE

To the front of the property is a good sized but low maintenance garden enclosed to each side by brick wall with floral borders and gravel to main area, a gate allows access to pathway leading to front door.

To the rear of the property is an extremely pleasant landscaped but relatively low maintenance garden featuring block paved patio/terrace extending into path allowing access to gate and to further area with rear access being from Levington Road.

The rear garden also has flowers and shrubs, is enclosed by fencing and has access to the detached double garage.

DOUBLE GARAGE approx 18' in depth x 17' width (5.49m x 5.18m)

With two individual up and over doors, pitched roof with light and power connected.

COUNCIL TAX

Band 'B'

Address: 110 Langer Road, FELIXSTOWE, IP11 2EB
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