



5 Cliff Road, Felixstowe, IP11 9PP

£650,000 FREEHOLD

A stunning contemporary energy efficient detached house of traditional brick cavity wall construction with rendered and part clad finish, having been fully modernised and renovated and being set in a highly popular established residential location within walking distance of the sea in Old Felixstowe.

The property features an open plan fully fitted kitchen / breakfast room with a range of Neff integrated appliances and access onto landscaped rear garden via triple bi fold doors.

Further accommodation consists of an entrance hall, lounge, dining room, utility / cloakroom, three good size bedrooms, a family bathroom with four piece suite and also an en suite shower room with double cubicle leading from the master bedroom.

Included in the full program of modernisation undertaken is the installation of a new boiler and heating system with heating to the ground floor being wet underfloor heating and to the first floor a combination of electric underfloor to the bathroom and en suite and heating to radiators in the landing and bedrooms.

The gardens both front and rear have been landscaped with the latter extending to approximately 45ft in depth x 40ft in width and with the front enabling off street parking for numerous vehicles via newly laid good quality block paved driveway and car standing area leading to a larger than average garage.

Windows throughout are of double glazed construction and all internal doors are oak panelled.

Cliff Road is an exceptionally popular established location within close and easy walking distance of the sea at Cliff Road, Jacobs Ladder and Cobbolds Point but also within approximately one mile from the main town centre in Hamilton Road.

Local shopping facilities are located a short walk in nearby High Road East and for golfing or sailing enthusiasts both the Golf Course and Felixstowe Ferry Sailing Club are easily accessible.

Rarely available to the market, offered for sale with vacant possession and having undergone full modernisation an internal inspection is advised to fully appreciate the accommodation on offer.

COMPOSITE ENTRANCE DOOR

With vertical double glazed inner panel leading to :-

ENTRANCE HALLWAY 10' 5" x 3' 4" (3.18m x 1.02m)

Tiled flooring with under floor heating, recessed LED spotlights, mains connected smoke detector, double power socket, split level staircase leading to first floor and allowing light entry from Velux window on half landing. Oak panelled doors leading to :-

UTILITY / CLOAKROOM 9' 4" max x 6' 2" max (2.84m x 1.88m)

Tiled flooring, wall mounted double door storage cabinet concealing newly fitted fuse box, low level WC, wash hand basin with mixer taps and cupboards beneath, plumbing in under stairs recess for automatic washing machine, recessed LED spotlights, extractor fan, access to loft space, UPVC double glazed window to rear aspect.

BEDROOM 4 / SNUG 10' 2" x 10' (3.1m x 3.05m)

Under floor heating, recessed LED spotlights, eye level television aerial point and double socket for installation of wall mounted television, four further double power sockets, UPVC double glazed window to front aspect.

KITCHEN / DINING ROOM 20' x 10' 6" (6.1m x 3.2m)

An open plan room with fully fitted kitchen and bi-fold doors allowing access to rear garden. The open plan room consists of :-

DINING AREA 10' 6" x 10' 1" (3.2m x 3.07m)

Tiled flooring with under floor heating, eye level television aerial point and double power socket for wall mounted television, further double power socket, mains connected smoke detector, triple panel bi-fold doors leading onto landscaped rear garden, throughway (5'6" in width) leading into lounge.

KITCHEN AREA 10' x 9' 2" (3.05m x 2.79m)

Newly re-fitted, featuring tiled flooring with under floor heating and comprising a one and a half bowl sink unit with corner mixer taps set within Quartz work surfaces.

The Quartz work surface extends at right angles and incorporates a Neff four ring Halogen hob with matching splashback and slide out extractor hood with courtesy lighting, matching Neff double oven located side by side (one main oven, one convection oven with warming drawer beneath), integrated fridge / freezer, integrated dishwasher, three fitted drawers including pan drawer, a range of fifteen further fitted cupboards / eye level units, recessed LED spotlights, three double power sockets plus further single power socket, UPVC double glazed window to rear aspect.

LOUNGE 16' 9" x 14' (5.11m x 4.27m)

Tiled flooring with under floor heating, eye level television aerial point and double power socket for wall mounted television, five double power sockets, recessed LED spotlights, large UPVC double glazed window (10'1" x 4'8") to front aspect.

FIRST FLOOR LANDING 13' 4" x 3' 4" (4.06m x 1.02m)

Access via pull down loft ladder to loft space, mains connected smoke detector, recessed LED spotlights, radiator, double power socket, oak panelled doors leading to :-

AIRING CUPBOARD 4' 6" x 3' (1.37m x 0.91m)

Housing Vaillant boiler and cylinder serving hot water supply, central heating and under floor heating.

BEDROOM 1 14' 2" max reducing to 11' 8" x 14' (4.32m x 4.27m)

Eye level television aerial point and double power socket for wall mounted television, five further double power sockets, recessed LED spotlights, matching double wardrobes (each measuring 4' 6" x 2' 2"), radiator, two UPVC double glazed windows to front aspect, door leading to :-

EN-SUITE SHOWER ROOM 9' 2" x 5' 3" (2.79m x 1.6m)

Featuring under floor heating in addition to heated towel rail / radiator and comprising a double width walk in shower cubicle with sliding doors, tiling inset and wall mounted shower with both overhead and also hand held spray and two recessed display shelves, low level WC, wash hand basin with mixer taps and cupboards beneath, further fitted cupboards and shelving, electric tooth brush charging point, touch sensitive illuminated mirror, extractor fan, recessed LED spotlights, UPVC double glazed window to side aspect.

BEDROOM 2 12' 10" x 10' 2" (3.91m x 3.1m)

Eye level television aerial socket with double power point for wall mounted television, four double power sockets, radiator, recessed LED spotlights, UPVC double glazed window to front aspect.

BEDROOM 3 10' x 7' 8" (3.05m x 2.34m)

Eye level television aerial socket with double power point for wall mounted television, three double power sockets, radiator, UPVC double glazed window to rear aspect.

BATHROOM 10' x 6' (3.05m x 1.83m)

Featuring tiled flooring and under floor heating, also vertical heated towel rail/radiator, comprising a four piece suite of panelled bath with mixer taps, separate shower cubicle, tiled inset with corner screen, also wall mounted shower with overhead and hand held spray and two recessed display shelves, low level WC, wash hand basin with mixer taps, drawer and double storage cupboard beneath, electric tooth brush charger, illuminated touch sensitive wall mounted mirror, extractor fan, recessed LED spotlights, UPVC double glazed window to rear aspect.

OUTSIDE

In addition to having undergone the full programme of renovation and improvements internally the exterior has also been fully landscaped and consists of gardens to front and rear aspects.

FRONT GARDEN Approximately 40' in width x 40' in depth (12.19m x 12.19m)

Featuring newly laid good quality block paving, comfortably enabling off street parking for four / five vehicles. The block paving with drainage channel further extends down the side of the property to garage. Raised flower border, the garden is enclosed by fencing, to front and side aspect with front and one side being newly fitted.

GARAGE 17' 8" x 11' 8" (5.38m x 3.56m)

A larger than average single garage with light and power connected, UPVC double glazed window and also UPVC double glazed door leading to rear garden.

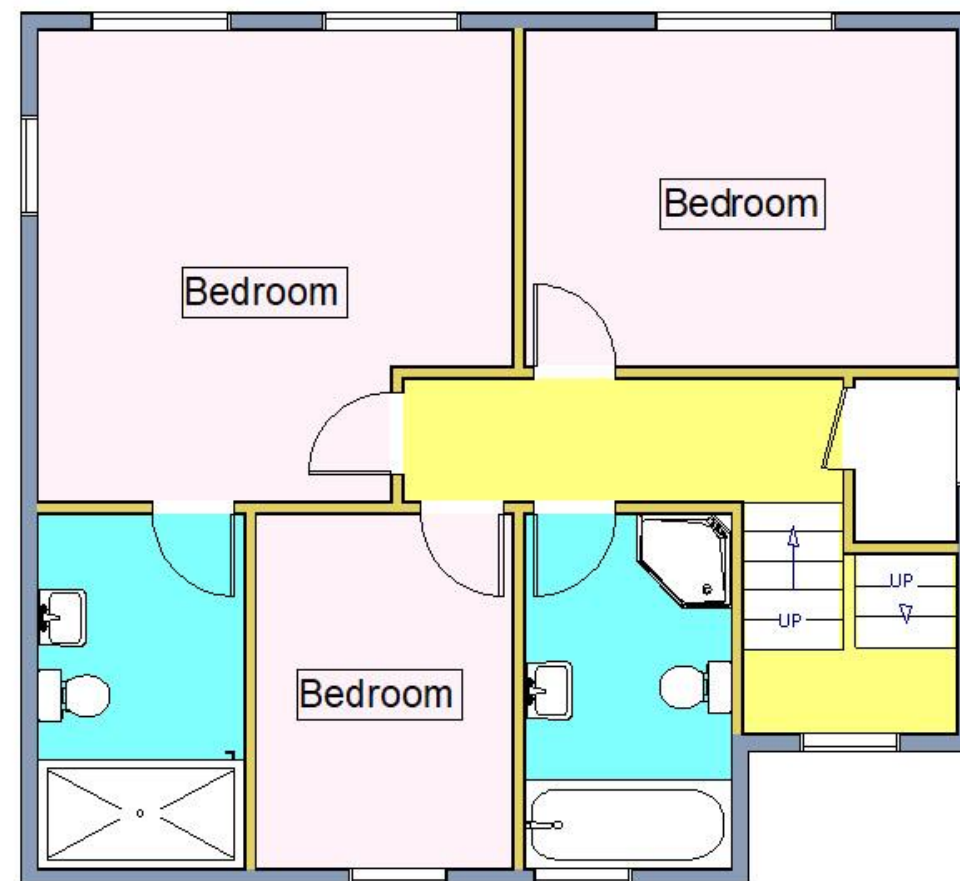
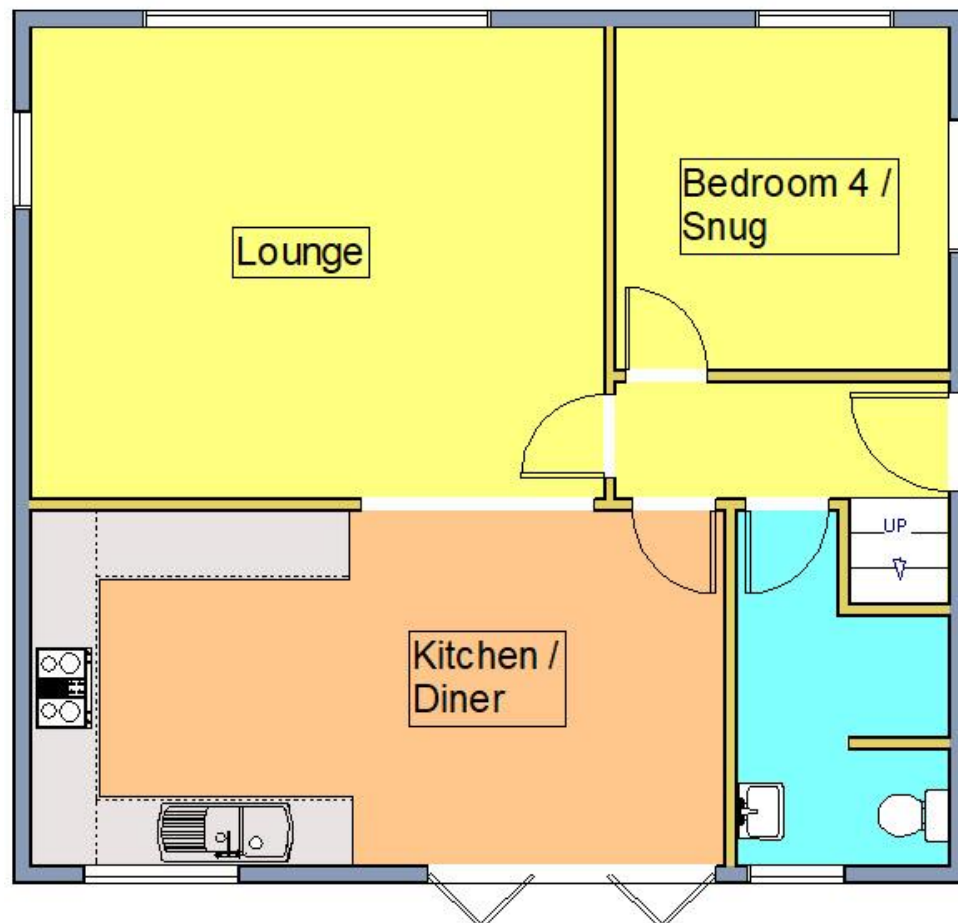
REAR GARDEN Approximately 45' in depth x 40' in width (13.72m x 12.19m)

Newly landscaped, featuring patio / terrace leading from the property and also to the rear of the garden being separated by central lawned area. The garden is enclosed by fencing, has outside lighting tap and side access leading to the front.

COUNCIL TAX Band 'D'







Address: 5 Cliff Road, FELIXSTOWE, IP11 9PP
 RRN: 4834-7829-1109-0616-8202

Energy Rating

Most energy efficient - lower running costs



Not energy efficient - higher running costs

CURRENT POTENTIAL



England & Wales

EU Directive
 2002/91/EC

