



## 7 Shrubby Close, Felixstowe, IP11 7TF

**£289,950 FREEHOLD**

Offered for sale with no onward chain, a modern detached bungalow built in the 1990s of traditional brick cavity wall construction with rendered upper elevations beneath a pitched tiled roof.

The accommodation briefly comprises entrance porch, entrance hallway, lounge, kitchen/dining room, two bedrooms, shower room and two double glazed conservatories.

Further benefits include full gas fired central heating via radiators, UPVC sealed unit double glazed windows, an adjacent driveway, single garage and low maintenance style south facing rear garden.

The property is conveniently situated at the end of a residential cul-de-sac, approximately half a mile from Felixstowe's main town centre shopping thoroughfare with a variety of shops and amenities available.

#### **UPVC SEALED UNIT ENTRANCE DOOR**

Opening to :-

#### **ENTRANCE PORCH**

UPVC double glazed construction, composite double glazed entrance door opening to :-

#### **ENTRANCE HALLWAY**

Radiator, access to the loft space, built in airing cupboard housing a pre-insulated lagged hot water cylinder, pine slatted shelves.

#### **LOUNGE 13' 2" x 11' (4.01m x 3.35m)**

Freestanding electric remote control fire, radiator with radiator cover, TV point, UPVC sealed unit double glazed window to the side aspect, double glazed sliding patio doors opening to :-

#### **CONSERVATORY 8' 10" x 8' (2.69m x 2.44m)**

Brick base with UPVC sealed unit double glazed windows, pitched polycarbonate roof, radiator, laminate wood plank effect flooring, two wall light points, UPVC sealed unit double glazed French doors opening to the rear garden.

#### **KITCHEN/DINING ROOM 16' 2" x 7' (4.93m x 2.13m)**

Range of fitted cupboards comprising base units and drawers with work surfaces over, inset stainless steel single drainer one and a half bowl sink unit with mixer tap, tiled splashbacks, space and plumbing for automatic washing machine, space for tall fridge/freezer, built in stainless steel oven, gas four ring hob, radiator, cupboard housing wall mounted gas fired boiler, laminate wood plank effect flooring, two UPVC sealed unit double glazed windows to the front aspect, glazed door opening to the side aspect.

#### **BEDROOM 1 13' 8" x 9' (4.17m x 2.74m)**

Radiator, TV point, UPVC sealed unit double glazed window to the rear aspect, opening into the second conservatory.

#### **BEDROOM 2 8' 8" x 9' 2" (2.64m x 2.79m)**

Radiator with radiator cover, UPVC sealed unit double glazed window to the front aspect.

#### **SHOWER ROOM**

Modern white suite comprising glazed corner shower cubicle with Aqualisa shower, low level WC, pedestal wash hand basin, fully tiled walls, tiled floor, radiator, UPVC sealed unit double glazed window to the rear aspect.

#### **CONSERVATORY 2 10' x 7' (3.05m x 2.13m)**

UPVC sealed unit double glazed construction with a pitched polycarbonate roof, double glazed door opening to the rear garden (this conservatory is not directly accessible from the property and is accessed directly from the garden itself).

**OUTSIDE**

To the front of the property there is an open plan low maintenance style mainly paved garden with adjacent driveway with parking space and access to a single garage (17' x 8'3") with an up and over door and personal door opening to the rear garden.

To the rear of the garden there is a south facing garden being mainly paved and having areas of gravel with shrubs and hedging, side gate to either side of the property.

**COUNCIL TAX**

Band 'C'

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		











