



**58 Brook Lane, Felixstowe, IP11 7LG**

**GUIDE PRICE £550,000 FREEHOLD**

**Located 250 yards away from Old Felixstowe seafront is this imposing four-bedroom triple bay fronted Victorian family home which has in excess of 1500 sqft of accommodation set over three floors.**

This beautiful family home located in the highly desirable part of Old Felixstowe, has undergone full restoration from the current owners and further benefits include a south west rear garden, Anglia Factors modern kitchen, two reception rooms and two bathrooms.

The property has an abundance of original features throughout including original fireplaces, sash windows and original flooring.

The accommodation in brief comprises entrance hall, lounge, dining room, cloakroom, kitchen/breakfast room with bi-folding doors into the rear garden. On the first floor there are three bedrooms and a family bathroom. On the second floor is a further bedroom and modern shower room. Heating is supplied in the form of gas fired central heating to radiators, additionally there is an open fireplace in the lounge.

Brook Lane is an exceptionally popular residential location in Old Felixstowe, approximately one mile from Felixstowe's main town centre and leads directly to the Seafront and promenade at The Fludyers and Cobbolds Point.

Felixstowe's golf course and Felixstowe Ferry are also easily commutable with Felixstowe Lawn Tennis Club also being located nearby. A viewing is highly recommended to appreciate the characterful spacious accommodation on offer.

#### **STEPS LEADING UPTO THE OPEN PORCH**

With original tile flooring and original stained glass entrance door opening into :-

#### **ENTRANCE HALL**

Two windows to the side aspect, radiator, stairs leading up to the first floor with large under stairs storage cupboard, doors to :-

#### **CLOAKROOM**

Suite comprising low level WC, hand wash basin with mixer tap. Extractor.

#### **LOUNGE 15' 1" into the bay x 11' 11" (4.6m x 3.63m)**

Box bay window to front aspect with original sash windows, radiator, original wood flooring, original open fireplace with surround, picture rail.

#### **DINING ROOM 12' 11" x 10' 4" (3.94m x 3.15m)**

Original wood flooring, radiator, doors to rear garden, picture rail, feature fireplace with surround.

#### **KITCHEN/BREAKFAST ROOM 19' 11" x 10' 6" (6.07m x 3.2m)**

A beautiful Anglia Factors re-fitted kitchen comprising fitted worktops with matching upstand, blue shaker style units above and matching units and drawers below, inset stainless steel sink units with hose style mixer tap, range of Neff integrated appliances, such as dishwasher, eye level double oven, five ring gas hob with cooker hood above and microwave. Space for freestanding American style fridge/freezer, under counter lighting, breakfast bar area, spotlights, tiled flooring, window to side aspect, bi folding doors to rear garden.

#### **FIRST FLOOR LANDING**

Radiator, obscured original sash window to side aspect, stairs leading up to the second floor and doors to :-

#### **BEDROOM 1 16' 3" x 15' 1" into the bay (4.95m x 4.6m)**

Original wood flooring, radiator, boxed bay window to the front aspect with additional window in the front aspect with original sash windows, picture rail.

#### **BEDROOM 2 17' max reducing to 14' x 10' 6" (5.18m x 3.2m)**

Radiator, double glazed window to rear aspect, picture rail.

#### **BEDROOM 3 12' 11" x 10' 4" (3.94m x 3.15m)**

Radiator, double glazed window to rear aspect, original feature fireplace with surround, picture rail.

**SECOND FLOOR LANDING**

Window to side aspect, access to loft space with pull down ladder, the boiler and hot water cylinder are located in the loft, doors to :-

**BEDROOM 4 16' 3" x 15' 1" into the bay (4.95m x 4.6m)**

Original wood flooring, radiator, boxed bay window to the front aspect with original sash windows, picture rail and original feature fireplace with surround, access to eaves storage.

**SHOWER ROOM 10' 4" x 12'10" reducing to 10'4 x 10' 10" (3.15m x 3.3m)**

Suite comprising low level WC, twin hand wash basins with mixer taps, double width walk in shower, heated towel rail, access to eaves storage, double glazed obscured window to the rear aspect with further Velux window, spotlights, extractor, original feature fireplace, shaver point, radiator.

**OUTSIDE**

To the front of the property there is a low maintenance front garden with steps leading up to the entrance door and a further shingled area with wrought iron fencing.

The south west facing rear garden is enclosed by fencing and comprises a good size patio area with outside lighting opening out onto the remainder of the garden which is laid to lawn with established shrub and plant border. Door into :-

**UTILITY ROOM 12' 1" x 6' 3" (3.68m x 1.91m)**

Fitted worktops with storage units above and matching storage units below, stainless steel one and a half bowl sink unit with mixer tap and single drainer, space and plumbing available for both a washing machine and a tumble dryer with door opening into :-

**LEAN TO WORKSHOP 15' 6" x 6' 5" (4.72m x 1.96m)**

Light and power connected, door opening to the front of the property.

**COUNCIL TAX**

Band 'D'











