



53 Westmorland Road, Felixstowe, IP11 9TJ

£425,000 FREEHOLD

An extended beautifully presented and recently fully modernised detached bungalow built in the 1970s of traditional brick cavity wall construction beneath a pitched tiled roof, with an attractive front elevation finished in decorative Hardiplank.

The well planned accommodation briefly comprises good size entrance porch and entrance hall, extended lounge, kitchen/breakfast room, re-fitted to a high standard with bespoke units and solid Quartz work surfaces in addition to integrated appliances, three bedrooms, shower room and cloakroom/utility room.

Further benefits include a small single garage/store, block paved driveway, landscaped rear garden, UPVC sealed unit double glazed windows and gas fired central heating via radiators with a modern combination boiler.

The property is situated in the popular sought after area of Old Felixstowe, a few minutes away from Felixstowe's popular Golf course, sailing facilities at The Ferry, nearby walks, useful parade of shops in High Road East

COMPOSITE DOUBLE GLAZED ENTRANCE DOOR

Opening to :-

ENTRANCE PORCH 11' x 5' 4" max (3.35m x 1.63m)

Tiled floor, glazed door opening to :-

ENTRANCE HALLWAY 25' 2" x 3' 8" (7.67m x 1.12m)

Radiator, built in storage cupboard with fitted shelves, built in boiler cupboard housing wall mounted Vaillant gas fired combination boiler, pine slatted shelves, access to loft space.

LOUNGE 21' x 12' max (6.4m x 3.66m)

Radiator, TV point, two UPVC sealed unit double glazed windows to side aspect, UPVC sealed unit double glazed bi-folding doors opening onto the rear garden.

KITCHEN/BREAKFAST ROOM 18' 6" x 7' (5.64m x 2.13m)

Recently re-fitted to a high standard with a bespoke range of units comprising base cupboards and drawers, saucepan drawers, Quartz work surfaces over, inset stainless steel one and a half bowl sink unit with mixer tap, Quartz and tiled splashbacks, matching eye level cupboards, display shelving, integrated fridge and freezer, integrated dishwasher, pull out larder unit, built in stainless steel oven, gas stainless steel four ring hob, Quartz splashback, extractor hood, tiled flooring, solid wood breakfast bar, radiator, UPVC sealed unit double glazed window to the side aspect, door opening to :-

CLOAKROOM/UTILITY ROOM 7' 6" x 5' 2" (2.29m x 1.57m)

Low level WC, fitted worktop with space and plumbing for automatic washing machine and space for tumble dryer, extractor fan, tiled floor, personal door to the garage, UPVC sealed unit double glazed door opening to the rear garden.

BEDROOM 1 13' to face of wardrobes x 9' 4" (3.96m x 2.84m)

Range of fitted wardrobes with cupboards above to one wall, radiator, ceiling spotlights, UPVC sealed unit double glazed window to the rear aspect.

BEDROOM 2 11' 3" x 9' 10" (3.43m x 3m)

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

BEDROOM 3 9' 7" x 6' 6" (2.92m x 1.98m)

Velux window to the side aspect, radiator.

SHOWER ROOM

Re-fitted with a modern white suite comprising low level WC, wash hand basin, Mira shower unit, waterproof non slip floor with drainage, fully tiled walls, chrome heated towel rail/radiator, UPVC sealed unit double glazed window to the side aspect.

OUTSIDE

To the front of the property there is an open plan style garden, partly laid to lawn with rose and shrub borders, adjacent Herringbone style block paved driveway leading to :-

GARAGE 10' 2" x 8' 2" (3.1m x 2.49m)

Electric remote control roller door, power and light connected, personal door opening to the cloakroom/utility room.

To the rear of the property there is an attractive landscaped garden comprising lawn, flower and shrub borders with split logged edging, raised pond/water feature, timber storage shed and timber fencing to the boundaries.

COUNCIL TAX

Band 'C'

Score	Energy rating	Current	Potential
92+	A	69 C	86 B
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		











