



## 21 Thirlmere Court, Felixstowe, IP11 9SN

**£305,000 FREEHOLD**

An extended detached two-bedroom bungalow of traditional brick cavity wall construction beneath a tiled roof, situated in a popular residential location in Old Felixstowe, within approximately 100 yards of the sea at Cliff Road.



In addition to the two bedrooms the bungalow also benefits from garage, carport and a west facing rear garden. Additionally there is a shower room with separate WC, a sun room and the property is offered for sale with no onward chain.

The accommodation in brief comprises; entrance hall, lounge, kitchen, sun room, two bedrooms and shower room with separate WC. Heating is supplied in the form of gas fired central heating to radiator and windows are of double glazed construction.

With some modernisation required, a viewing is highly recommended to appreciate the potential on offer.

#### **UPVC DOUBLE GLAZED ENTRANCE DOOR**

With leaded stain glass inner panel leading to :-

#### **ENTRANCE HALLWAY 13' max x 11' 10" max (L Shape) (3.96m x 3.61m)**

Radiator, double width cloaks cupboard with sliding doors, further bi-fold storage cupboard and also double width airing/storage cupboard, again with sliding doors and housing hot water cylinder, central heating thermostat, access to loft space, door leading to :-

#### **CLOAKROOM 5' 5" x 3' (1.65m x 0.91m)**

Low level suite comprising low level WC, wash hand basin, window to side aspect.

#### **LOUNGE 18' 1" x 11' (5.51m x 3.35m)**

Two radiators, UPVC double glazed window to front aspect, door leading to :-

#### **KITCHEN 12' x 7' (3.66m x 2.13m)**

Comprising single drainer sink unit with cupboards under, drawers, cupboards, units and work surfaces, cooker point, radiator, wall mounted Potterton boiler

serving domestic hot water supply and central heating, built in shelved pantry style cupboard and part glazed door leading to :-

#### **SUN ROOM 18' max x 12'10" max reducing to 6' 6" (5.49m x 1.98m)**

Forming part of the extension to the property, radiator, plumbing for automatic washing machine, space for tumble dryer, part glazed door and also patio doors leading to outside and door leading from garage.

#### **BEDROOM 1 12' 9" into wardrobe recess reducing to 10'10" x 10' 6" (3.89m x 3.2m)**

Fitted triple mirror fronted slide robe style wardrobes, radiator, UPVC double glazed patio doors leading to outside.

#### **BEDROOM 2 12' plus door recess x 9' (3.66m x 2.74m)**

Radiator, built in storage cupboard, UPVC double glazed window to front aspect.

#### **SHOWER ROOM 5' 5" x 5' 3" (1.65m x 1.6m)**

Part tiled wall surfaces comprising a shower cubicle with Aqualisa shower inset, wash hand basin with storage cupboards beneath, heated towel rail/radiator, extractor fan, wall mounted strip light with shaver attachment, window to side aspect.

#### **OUTSIDE**

The majority of the gardens to the bungalow are situated to the rear of the property, extend to approximately 45' in depth x 20' in width, plus garage width.

The rear garden is enclosed by wall, is relatively low maintenance, being mainly patio/terrace having floral borders, an external light, and fence/gate leading to side garden area.

#### **SIDE GARDEN Approximately 27' x 7' (8.23m x 2.13m)**

With outside tap and enclosed courtyard style area.



**FRONT GARDEN** A mainly open plan low maintenance front garden with pathway leading to front door.

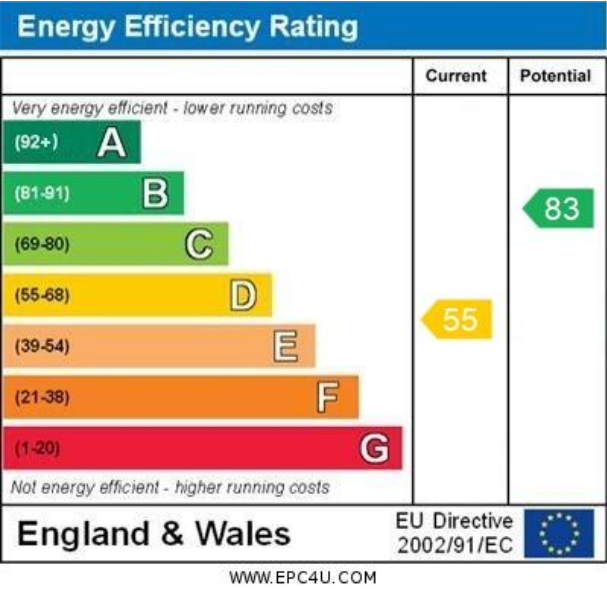
**EXTENDED GARAGE/CAR PORT**

The former driveway to the property, accessed from the rear aspect, has been enclosed to form an enclosed car port/garage with remote operated roller door, extending to approximately 33'9" in depth x 12' max in width.

The above measurement is made up of the original driveway/car port area 15'1" x 12' and the original garage area with up and over door extending to approximately 16'10" x 8'3" having light and power connected and personal door into the sun lounge.

**COUNCIL TAX**

Band 'C'













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