



14 Cloncurry Gardens, Felixstowe, IP11 2QY

£275,000 FREEHOLD

A viewing is highly recommended for this rarely available modern two bedroom detached bungalow built in the mid 1990's situated in a quiet cul-de-sac.

In addition to the two bedrooms the property benefits from off road parking, garage, private rear garden and a modern shower room with under floor heating.

The accommodation in brief comprises entrance hall, lounge/diner, kitchen, two bedrooms and a shower room.

Heating is supplied in the form of gas fired central heating to radiators via a combination boiler and windows are of double glazed construction.

The property is conveniently located within close proximity to a major supermarket, doctor's surgery and a pharmacy with links to the A14 also nearby.

COVERED UPVC ENTRANCE DOOR

Opening into :-

ENTRANCE HALL

Radiator, airing cupboard housing the Viessmann combi boiler and doors to :-

LOUNGE/DINER 15' 5" x 10' 5" (4.7m x 3.18m)

Radiator, sliding doors opening out into the rear garden, TV point, gas feature fire and door opening into :-

KITCHEN 8' 10" x 8' 7" (2.69m x 2.62m)

Fitted worktops with tiled splashback, fitted storage units above and matching storage units and drawers below, stainless steel sink unit with mixer tap and single drainer, space and plumbing available for a washing machine and further spaces available for freestanding fridge/freezer and electric cooker. Radiator and window to the rear aspect.

BEDROOM 1 10' 10" x 10' 5" into wardrobe (3.3m x 3.18m)

Radiator, bay window to the front aspect, built in wardrobes with mirror fronted sliding doors, access to loft space.

BEDROOM 2 8' 10" x 7' 3" (2.69m x 2.21m)

Radiator, window to the front aspect.

SHOWER ROOM 6' 6" x 5' 6" (1.98m x 1.68m)

Modern refitted suite comprising WC with hidden cistern, vanity hand wash basin with mixer tap and storage cupboard underneath, double width walk in shower with fitted shower screen, fully tiled walls, tiled flooring with under floor heating, extractor and obscured window to the front aspect.

OUTSIDE

To the front of the property is an open front garden which is laid to lawn with a garden path leading to the entrance door and a side access gate, block paved driveway.

The private rear garden is enclosed by fencing to one boundary and walled to the other and comprises a patio area with established shrub, plant and shingle border. The rest of the garden is laid to lawn, outside tap, outside lighting, storage shed with power connected and a service door into :-

GARAGE 17' 11" x 9' 2" (5.46m x 2.79m)

Pitched roof garage with up and over door and power connected.

COUNCIL TAX

Band 'C'



