



8 Church Road, Felixstowe, IP11 9NF

£595,000 FREEHOLD

Located in one of the prime residential roads in Old Felixstowe is this beautifully presented, double bay fronted, 1920s four bedroom detached family home.

In addition to the four bedrooms the property benefits from ample off-road parking, car port and a generous sized east facing rear garden. Furthermore, there are two reception rooms, downstairs cloakroom, and a utility room.

The accommodation in brief comprises spacious entrance hall, cloakroom, lounge, dining room, kitchen, utility room. Upstairs there are four bedrooms and a shower room with separate cloakroom. Heating is supplied in the form of gas fired central heating via a newly installed Glow worm combi-boiler, to radiators and windows are of double-glazed construction.

Church Road is located a short distance away from Felixstowe seafront, Brackenbury Cliffs, a parade of shops and amenities are located on High Road East and Felixstowe town centre is approximately just under one mile away. Local schooling such as Kingsfleet Infant and Colneis Junior are also located a short distance away and both boast an Ofsted rating of 'Good'.

A viewing is highly recommended to appreciate the rarely available and spacious accommodation on offer.

ARCHED OPEN STORM PORCH

With chequer style tiled flooring and UPVC entrance door opening into :-

ENTRANCE HALLWAY 10' 11" x 10' 11" (3.33m x 3.33m)

Stairs leading up to the first floor, under stairs storage cupboard, radiator, picture rails, and doors to :-

CLOAKROOM

Suite comprising WC with hidden cistern, vanity hand wash basin with mixer tap and storage cupboards underneath, Anthracite radiator, obscured window to the side aspect.

DINING ROOM 14' 11" x 14' 1" into the bay (4.55m x 4.29m)

Bay window to the front aspect, radiator, gas feature fireplace with surround, picture rail, wall lights.

LOUNGE 16' 2" x 12' 11" (4.93m x 3.94m)

Laminate flooring, radiator, windows and french doors opening out to rear aspect, two further obscured windows to side aspect, TV point, log flame effect gas fire, picture rail, wall lights.

KITCHEN 12' 11" x 12' 8" (3.94m x 3.86m)

Fitted worktops with a tiled splashback, fitted shaker style units above and matching units and drawers below, composite one and a half bowl sink unit with mixer tap and single drainer, cupboard housing combi-boiler (installed Nov 2024), integrated dishwasher, space for an under counter fridge/freezer, Cook master Range cooker with cooker hood above, radiator, window to rear aspect, pantry cupboard, serving hatch, door to outside.

FIRST FLOOR LANDING

Window to side aspect, storage cupboard, access to the loft space and doors to :-

BEDROOM 1 15' x 14' 2" into the bay (4.57m x 4.32m)

Bay window to the front aspect, radiator, TV point, picture rail.

BEDROOM 2 16' 5" x 13' (5m x 3.96m)

Laminate flooring, radiator, large window to rear aspect, picture rail, vanity hand wash basin with mixer tap and fitted storage cupboards below.

BEDROOM 3 11' x 7' 11" (3.35m x 2.41m)

Laminate flooring, radiator, window to the front aspect, picture rail.

BEDROOM 4 9' 10" x 7' 6" (3m x 2.29m)

Laminate flooring with radiator, window to rear aspect.

SHOWER ROOM

Suite comprising vanity hand wash basin with mixer tap and storage cupboards underneath, double width walk in shower, fully tiled walls, laminate flooring, heated towel rail, extractor, obscured window to the rear aspect.

SEPARATE CLOAKROOM

Low level WC, radiator, obscured window to the side aspect.

OUTSIDE

To the front of the property there is a block paved driveway allowing off road parking for two cars, the remainder of the front garden is laid to lawn and is enclosed by fencing, side access gate.

The well maintained and landscaped east facing rear garden is mainly laid to lawn with an established shrub and plant borders, with an additional shrub and plant central divider, additionally there is a patio area, outside tap, storage shed, summer house, raised decking. The rear garden also offers a degree of privacy.

COVERED CARPORT

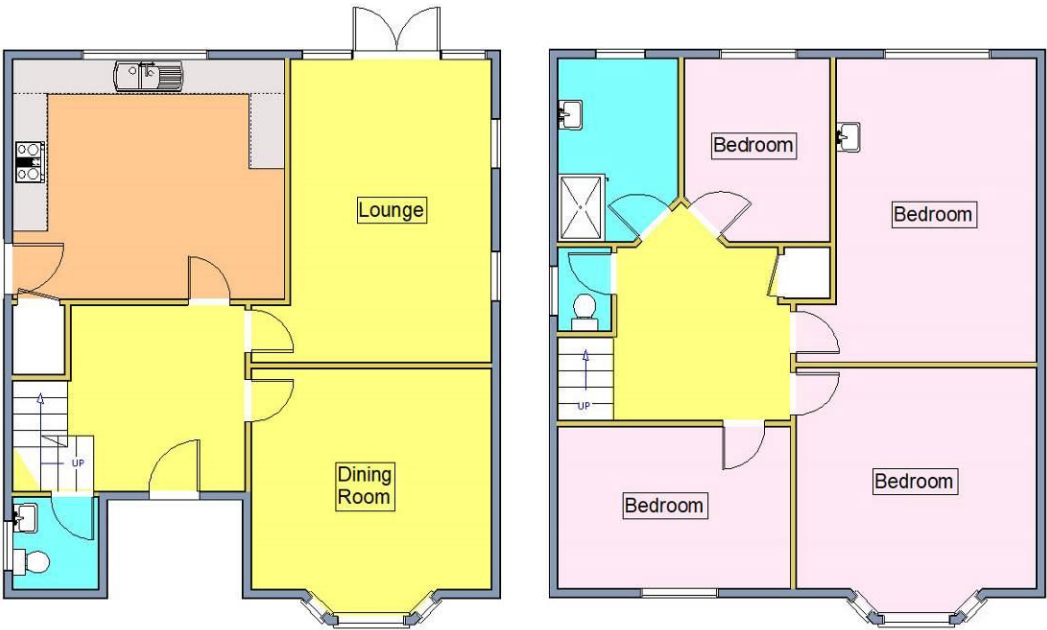
Double opening doors onto the driveway and door opening into :-

UTILITY ROOM 9' 6" x 5' 7" (2.9m x 1.7m)

Space and plumbing available for both a washing machine and a tumble dryer, fitted worktops with a ceramic one and a half bowl sink unit and mixer tap, storage cupboard underneath, spotlights and a window to the rear aspect.

COUNCIL TAX

Band 'E'



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 80 C |
| 55-68 | D | 67 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

