



## 9A Quintons Lane, Felixstowe, IP11 9QE

**£475,000 FREEHOLD**

An individual and superbly presented detached bungalow, offered for sale for the first time to the open market since construction by Messrs Drake and Plant around the year 2000.





The well planned accommodation briefly comprises entrance hall, lounge, UPVC sealed unit double glazed conservatory, re-fitted kitchen/breakfast room with integrated appliances, three bedrooms (master bedroom with en-suite shower room) and separate bathroom.

Further benefits include an attractive landscaped south facing rear garden, driveway, single garage, gas fired central heating via radiators with a combination boiler, UPVC sealed unit double glazed windows and tasteful decoration throughout.

The property is set back from the road in the very sought after area of Old Felixstowe, a short distance away from a useful parade of shops and Spar in High Road East and less than one mile distant from the main town centre shopping thoroughfare with a variety of both local and national high street stores and facilities available.

#### **COMPOSITE DOUBLE GLAZED ENTRANCE DOOR**

With leaded light panels opening to :-

#### **ENTRANCE HALLWAY 10' 10" x 5' increasing to 8' 2" (3.3m x 2.49m)**

LED ceiling spotlights, radiator, built in cloaks cupboard.

#### **LOUNGE 15' 7" x 13' 8" (4.75m x 4.17m)**

Wall mounted electric fire, TV point, two radiators, UPVC sealed unit double glazed windows to the front and rear aspect, UPVC sealed unit double glazed French doors opening to :-

#### **CONSERVATORY 9' 2" x 8' 6" (2.79m x 2.59m)**

Brick base with pitched polycarbonate roof, UPVC sealed unit double glazed windows, wood plank effect flooring, electric heater, UPVC sealed unit double glazed French doors opening to the rear garden.

#### **KITCHEN/BREAKFAST ROOM 13' 6" x 9' 10" plus door recess (4.11m x 3m)**

Re-fitted to a high standard with a comprehensive range of modern units comprising base cupboards and drawers, saucepan drawers, fitted worktops, inset enamel one and a half bowl sink unit with mixer tap, tiled splashbacks, matching eye level cupboards, built in Neff microwave/combination oven, built in Neff stainless steel double oven, Neff ceramic induction four ring hob with stainless steel and glass extractor hood over, space and plumbing for automatic washing machine, integrated Neff dishwasher, water softener, pantry cupboard with stainless steel pull out shelves, integrated fridge/freezer, glazed double door display cupboard, pelmet lighting, cupboard housing wall mounted Vaillant gas fired combination boiler, laminate wood plank effect floor, heated towel rail/radiator, UPVC sealed unit double glazed window and door opening to the rear garden.

#### **BEDROOM 1 14' 10" x 10' 10" (4.52m x 3.3m)**

Range of fitted wardrobes to one wall, further matching range of chest of drawers and bedside drawers, radiator, LED ceiling spotlights, UPVC sealed unit double glazed square bay window to the front aspect.

#### **EN-SUITE SHOWER ROOM**

Modern white suite comprising walk in shower cubicle with rain head style shower, glazed sliding door, tiled surround, WC with concealed cistern, wash hand basin with mixer tap and vanity cupboards below, fully tiled walls, tiled floor, extractor fan, chrome heated towel rail/radiator, UPVC sealed unit double glazed window to the side aspect.

#### **BEDROOM 2 (CURRENTLY USED AS A DINING ROOM) 9' 10" x 8' 10" plus door recess (3m x 2.69m)**

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

#### **BEDROOM 3 9' 10" x 7' 10" (3m x 2.39m)**

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

BATHROOM

Modern white suite comprising panel bath with mixer tap and Mira Sport shower over, WC with concealed cistern, wash hand basin with mixer tap and double door vanity cupboard below, fully tiled walls, extractor fan, heated towel rail/radiator, wood plank effect flooring, UPVC sealed unit double glazed window to the side aspect.

OUTSIDE

The property is recessed from the road with a good frontage and has a block paved drive enabling off street parking for two vehicles, brick edging with flower and shrub borders, access to a single garage (18'10" x 9'2") with electric up and over door, power and light connected, personal door to the rear and further front garden comprising of a lawn and block paved pathway, external lighting, side gate leading to an attractive landscaped mainly south west facing garden comprising shaped lawn, circular paved patio area, further block paving and seating areas, well stocked flower and shrub borders, timber storage shed and cold water tap.

COUNCIL TAX

Band 'D'

Address: 9a Quintons Lane, FELIXSTOWE, IP11 9QE  
RRN: 9797-3944-7202-5234-9204



















