



1 Dellwood Avenue, Felixstowe, IP11 9HT

£350,000 FREEHOLD

Located in one of Felixstowe's most sought after and select residential locations, close to the main town centre, a semi-detached two bedroom bungalow offered for sale with no onward chain.



In addition to the two bedrooms, the spacious accommodation comprises entrance porch, entrance hall, cloakroom, lounge/diner, kitchen, two bedrooms and wet room. Heating is supplied in the form of gas fired central heating to radiators and windows are of double glazed construction.

Additional benefits include ample off road parking, garage, private rear garden, two toilets and ample storage throughout.

Dellwood Avenue is one of Felixstowe's most established and sought after residential locations, being situated close to Felixstowe's main town centre but also within walking distance of the Grove and the seafront.

An inspection is strongly advised to fully appreciate the accommodation on offer.

UPVC entrance door opening to:

ENTRANCE PORCH

Door opening into:

ENTRANCE HALL 14' 9" x 5' 6" (4.5m x 1.68m)

Access to loft space with pull down ladder, radiator, storage cupboard, airing cupboard housing hot water cylinder. Doors to:

CLOAKROOM 5' 11" x 3' 11" (1.8m x 1.19m)

Suite comprising; Low level WC, hand wash basin. Radiator, window to rear aspect.

LOUNGE/DINER 18' 10" x 15' 2" Reducing to 11'11" (5.74m x 4.62m)

Radiator, two windows to front aspect, TV point, electric feature fire with surround, wall lights, storage cupboard.

KITCHEN 12' 11" x 8' 11" (3.94m x 2.72m)

Fitted worktops with a tiled splashback, fitted storage units above and matching units and drawers below. Stainless steel one and a half bowl sink unit with mixer tap and single drainer. Space and plumbing available for washing machine. Eye level double oven. Four ring gas hob. Pantry cupboard. Window to rear aspect. door to:

LOBBY

Store cupboard housing gas boiler. Further door to outside with ramp access.

BEDROOM ONE 14' 11" x 11' 11" (4.55m x 3.63m)

Radiator. Windows to both front and side aspect. Fitted wardrobes.

BEDROOM TWO 14' x 10' 1" (4.27m x 3.07m)

Radiator. Window to rear aspect. Built in wardrobe with further fitted wardrobes.

WET ROOM 9' 5" x 5' 11" (2.87m x 1.8m)

Suite comprising; Low level WC, hand wash basin, shower area. Part tiled walls, radiator, extractor. Window to rear aspect.

OUTSIDE

To the front of the property is delightful front garden which is mainly laid to lawn with an established shrub and plant border with a garden path leading to the entrance door. Long driveway enabling ample off road parking.

The private rear garden is also mainly laid to lawn, enclosed by fencing and has an established shrub and plant border. Summer house. Access to:

GARAGE Double wooden doors. Light and power connected.

COUNCIL TAX Band 'D'







