



7 Ferndown Road, Felixstowe, IP11 9LA

£350,000 FREEHOLD

Offered for sale with no onward chain, an extended semi-detached bungalow, built in the late 1960s by Rushmere Garden Estates of traditional buff coloured cavity wall construction, beneath a pitched tiled roof and flat roof extension providing extra living accommodation.



The accommodation briefly comprises entrance porch, entrance hall, cloakroom, lounge, dining room, kitchen/breakfast room, three bedrooms and a shower room. Further benefits include off street parking in the form of a driveway, a single garage, enclosed west facing rear garden, UPVC sealed unit double glazed windows and gas fired central heating via radiators with a combination boiler.

The property is situated in the generally sought after area of Old Felixstowe within easy reach of a useful parade of shops in High Road East and less than one mile from the promenade, sea and town centre shopping thoroughfare with a variety of local and national high street stores available.

UPVC SEALED UNIT DOUBLE GLAZED ENTRANCE DOOR

Opening to :-

ENTRANCE PORCH

Tiled floor, leaded light double glazed window to the front aspect, UPVC sealed unit double glazed door opening to :-

ENTRANCE HALLWAY

Radiator, access to loft space with pull down loft ladder, two built in storage cupboards, central heating thermostat.

CLOAKROOM

White suite comprising low level WC, corner wash hand basin with tiled splashback, UPVC sealed unit double glazed window to the front aspect.

LOUNGE 18' x 11' (5.49m x 3.35m)

Fireplace surround with marble inset and hearth, gas living flame effect fire, TV point, radiator, two UPVC sealed unit double glazed windows to the rear aspect, UPVC sealed unit door opening to :-

DINING ROOM/GARDEN ROOM 12' 2" x 10' 2" plus door recess (3.71m x 3.1m)

Radiator, UPVC sealed unit double glazed window to the rear aspect, UPVC sealed unit double glazed French doors opening to the rear garden.

KITCHEN/BREAKFAST ROOM 12' 4" x 10' 6" (3.76m x 3.2m)

Fitted with a comprehensive range of light oak units with brushed stainless steel handles comprising base cupboards and drawers with worksurfaces over, inset composite one and a half bowl sink unit with mixer tap, tiled splashbacks, matching eye level cupboards, built in Neff stainless steel double oven, integrated fridge/freezer, gas four ring hob with concealed extractor hood over, integrated washing machine, double door eye level cupboard housing wall mounted Potterton gas fired combination boiler, further matching eye level storage cupboards, peninsular breakfast bar, radiator, ceiling spotlight, UPVC sealed unit double glazed window to the front aspect, UPVC sealed unit double glazed door to the side aspect.

BEDROOM ONE 12' 2" x 11' (3.71m x 3.35m)

Fitted with a comprehensive range of bedroom furniture including wardrobes, bedside drawers and chest of drawers, radiator, UPVC sealed unit double glazed window to the rear aspect.

BEDROOM TWO 11' x 10' (3.35m x 3.05m)

Bedroom furniture including wardrobes, chest of drawers and bedside drawers, radiator, UPVC sealed unit double glazed window to the front aspect.

BEDROOM THREE 10' 10" x 8' (3.3m x 2.44m)

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

SHOWER ROOM

Re-fitted with a modern white suite comprising corner shower unit with glazed sliding doors, Mira Sport shower, WC with concealed cistern, wash hand basin with high gloss finished vanity cupboards below, fully tiled walls, chrome heated towel rail/radiator, extractor fan, UPVC sealed unit double glazed window to the front aspect.

OUTSIDE

The property is recessed from the road with a garden laid to lawn with shaped borders planted with showers and shrubs, dwarf brick wall to the front boundary, block paved driveway enabling off street parking for numerous vehicles and leading to :-

SINGLE GARAGE 17' x 9' (5.18m x 2.74m)

Range of fitted pine storage cupboards, power and light connected, electric remote control up and over door, UPVC sealed unit double glazed door to the side aspect.

REAR OF THE PROPERTY

There is a west facing garden measuring approximately 58' in width x 25' max comprising paved patio area, lawn, flower and shrub borders, timber fencing and brick walling to the boundaries, timber summer house and shed with adjacent green house.

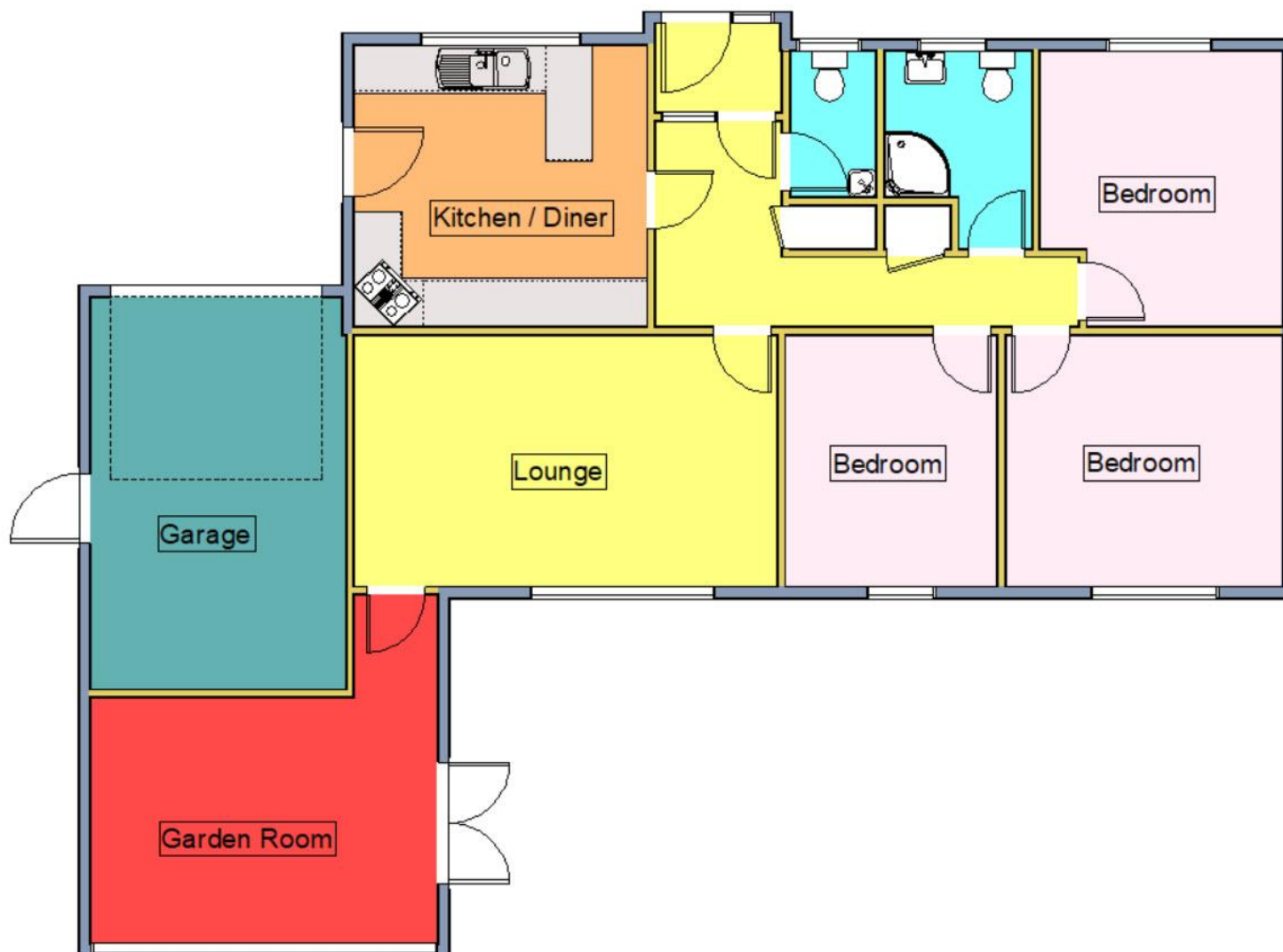
COUNCIL TAX

Band 'C'









Address: 7 Ferndown Road, FELIXSTOWE, IP11 9LA
 RRN: 5500-3730-0822-6492-3953

