



## 78 Upperfield Drive, Felixstowe, IP11 9LS

**£535,000 FREEHOLD**

Situated in a 'no through road' in a popular residential location in Old Felixstowe and set on a large plot with 1711 sqft of accommodation is this rarely available and individual four bedroom detached bungalow.

In addition to the four bedrooms the property benefits from ample off road parking, a double garage, a garden room and a private rear garden with countryside views.

The bungalow also has the added benefit of ample storage space with fitted wardrobes in each of the bedrooms and further storage cupboards in the large entrance hallway.

The accommodation in brief comprises entrance porch, entrance hall, lounge/dining room, garden room, kitchen, four bedrooms with an en-suite cloakroom to bedroom one, bathroom and additional shower room. Heating is supplied in the form of gas fired central heating to radiators and windows are of double glazed construction.

Being rarely available to the market a viewing is highly recommended to appreciate the spacious accommodation on offer.

UPVC entrance door opening into :-

**ENTRANCE PORCH 5' 11" x 3' 7" (1.8m x 1.09m)**

Further door opening into :-

**ENTRANCE HALLWAY 21' 7" x 10'6" max reducing to 5' 8" (6.58m x 1.73m)**

Spacious entrance hallway with two radiators, access to loft space, airing cupboard housing hot water cylinder, linen cupboard, three double width fitted storage cupboards and doors to :-

**LOUNGE/DINER**

**LOUNGE 20' 11" x 13' 11" (6.38m x 4.24m)**

Large window to the front aspect, two radiators, TV point, wall lights, electric feature fireplace with brick surround, double width opening into :-

**DINING ROOM 10' 11" x 10' 6" (3.33m x 3.2m)**

Radiator, window to rear aspect, archway into the kitchen, door into :-

**GARDEN ROOM 15' 5" x 8' 7" (4.7m x 2.62m)**

Radiator, door into garage and patio doors opening out into the rear garden.

**KITCHEN/BREAKFAST ROOM 15' 10" x 11' 11" (4.83m x 3.63m)**

Fitted worktops with a tiled splashback, solid wood fitted storage units above and matching units and drawers below, composite one and a half bowl sink unit with mixer tap and single drainer, space and plumbing for a washing machine, integrated appliances such as fridge/freezer, dishwasher, eye level double oven and four ring hob with cooker hood above, radiator, under counter lighting, cupboard housing Baxi boiler, window and door to rear aspect.

**BEDROOM ONE 13' 10" x 12' 11" (4.22m x 3.94m)**

Radiator, window to rear aspect, wall lined fitted wardrobes, door to :-

**EN-SUITE CLOAKROOM**

Suite comprising low level WC, hand wash basin, part tiled walls, radiator, shaver point, obscured window to the side aspect.

**BEDROOM TWO 13' 11" x 9' 11" (4.24m x 3.02m)**

Radiator, window to front aspect, wall light, fitted wardrobes.

**BEDROOM THREE 12' 10" x 11' 11" (3.91m x 3.63m)**

Radiator, window to rear aspect, hand wash basin, double width built in wardrobes.

**BEDROOM FOUR 11' 11" x 9' 11" (3.63m x 3.02m)**

Radiator, window to front aspect, two double width built in wardrobes.

**BATHROOM 10' 7" x 5' 10" (3.23m x 1.78m)**  
Suite comprising low level WC, hand wash basin, panelled bath with mixer tap and shower head attachment, part tiled walls, radiator, shaver point, obscured window to the side aspect.

**SHOWER ROOM 5' 2" x 3' 4" (1.57m x 1.02m)**  
Walk in shower cubicle, fully tiled walls and floor, extractor.

**OUTSIDE**  
To the front of the property is a delightful front garden which is mainly laid to lawn with a low brick wall to boundaries and established plant and shrub area, block paved driveway allowing off road parking for at least two cars and a pathway leading to the entrance door and to the side access gate, outside lighting.

The generous size and private rear garden is mainly laid to lawn with established shrub and plant borders, two patio areas, outside tap, side access gate and enjoys stunning countryside views.

**DOUBLE GARAGE 17' 1" x 16' (5.21m x 4.88m)**  
Light and power connected, electric up and over door, obscured window to the side aspect.

**COUNCIL TAX**  
Band 'E'



















