



34 Leopold Road, Felixstowe, IP11 7NP

£560,000 FREEHOLD

An elegant and beautifully presented Victorian semi-detached bay fronted house, having been sympathetically restored to a high standard to retain many of the original period features, including stunning marble and cast-iron fireplaces, internal doors, servants bell box, picture rails, high skirting boards and cornicing.



The spacious accommodation is set over four floors and briefly comprises entrance hall, living room, dining room, kitchen/breakfast room, utility room, basement which has been converted to a home gym, six bedrooms, family bathroom and shower room.

Further benefits include full gas fired central heating via radiators, mainly double glazed windows, a driveway enabling off street parking and enclosed rear garden with a south and westerly aspect.

The property is conveniently situated within a short walk from the promenade and sea and also to the town centre with a variety of facilities including restaurants, cinema and high street stores available.

ARCHED COVERED STORM PORCH

With Quarry tiled floor.

ENTRANCE DOOR

With original coloured leaded light stained glass door and side panels opening to :-

SPACIOUS ENTRANCE HALLWAY 24' 2" x 5' 3" (7.37m x 1.6m)

Staircase leading to the first floor with oak handrail and turned spindles, natural pine floor, archway, original ceiling coving, radiator.

LOUNGE 13' 4" x 13' (4.06m x 3.96m)

A beautiful room with many original features including a stunning marble fireplace, cast iron grate with red brickette surround and matching hearth, ceiling coving, picture rail, ceiling rose, 9'6" ceiling, radiator, TV point, natural pine flooring and full height sash window to the rear aspect.

DINING ROOM 16' into bay reducing to 13' x 14' 2" (4.88m x 4.32m)

A beautiful room with many original features including a stunning original marble fireplace with cast iron grate and floral tiled inset and hearth, picture rail, coved ceiling, natural pine flooring, radiator, UPVC sealed unit double glazed sash style bay windows to the front aspect.

KITCHEN/BREAKFAST ROOM 22' 8" x 11' 3" (6.91m x 3.43m)

A light room with a southerly and westerly aspect fitted with a comprehensive range of shaker style units with brushed stainless steel handles comprising base cupboards and drawers, saucepan drawers, beech block effect worksurfaces over, inset ceramic single drainer one and a half bowl sink with mixer tap, tiled splashbacks, matching eye level cupboards with under cupboard lighting, open plate rack and shelving, integrated dishwasher, Smeg range style double oven with six ring burner hob, extractor hood over, recess with shelving, original servants call bells box, radiator, windows to the side aspect and UPVC sealed unit double glazed French doors opening to the rear garden.

UTILITY ROOM

Solid wood worktop with inset stainless steel single drainer sink unit with mixer tap, tiled splashbacks, space and plumbing for automatic washing machine, space for tumble dryer, natural pine floor, radiator, wall mounted Vaillant gas fired combination boiler, window to the side aspect.

CELLAR/GYM

Former coal store (14'6" x 3'8").

Main cellar area (currently used as a gym) (11'8" x 8'3")

Insulated and plastered, high gloss finished laminate wood grain effect flooring, LED ceiling spotlights, UPVC sealed unit double glazed window.

FIRST FLOOR GALLERIED LANDING Approximately 25' 10" x 6' max**(7.87m x 1.83m)**

Radiator, staircase with oak handrail and turned spindles leading to the second floor.

BEDROOM ONE 15' 10" into bay reducing to 13' x 12' 10" (4.83m x 3.91m)

Original Victorian fireplace surround with patterned tiled inset, matching tiled hearth, picture rail, coved ceiling, radiator, UPVC sealed unit double glazed sash style bay windows to the front aspect.

BEDROOM TWO 13' 6" x 12' 8" (4.11m x 3.86m)

Original Victorian cast iron fireplace surround and ornate tiled hearth, built in double door wardrobe cupboard, further range of fitted wardrobes, radiator, UPVC sealed unit double glazed window to the rear aspect.

BEDROOM THREE 11' 2" x 11' 4" (3.4m x 3.45m)

Original cast iron Victorian fireplace surround, radiator, UPVC sealed unit double glazed window to the rear aspect.

FAMILY BATHROOM

Re-fitted with a modern white suite comprising panel bath with mixer tap and shower attachment, tiled splashback, glazed shower cubicle with waterproof panelled walls, Aqualisa shower unit, low level WC, pedestal wash hand basin with mixer tap, chrome heated towel rail/radiator, two windows to the side aspect.

STUDY/BEDROOM 6 9' 2" x 6' 6" (2.79m x 1.98m)

Radiator, UPVC sealed unit double glazed sash style window opening to the front aspect enabling access to a small, covered balcony area with distant views towards the sea.

SECOND FLOOR LANDING

Velux window, large built in eaves storage cupboard.

BEDROOM FOUR 13' 2" x 12' 10" (4.01m x 3.91m)

Original cast iron Victorian fireplace surround, radiator, UPVC sealed unit double glazed window to the front aspect.

BEDROOM FIVE 13' 6" x 10' 8" (4.11m x 3.25m)

Original Victorian fireplace surround, radiator, UPVC sealed unit double glazed window to the side aspect.

SHOWER ROOM

Fitted with a modern white suite comprising glazed corner shower cubicle with Quartz style waterproof wall panelling, low level WC, pedestal wash hand basin with mixer tap, tiled splashback, chrome heated towel rail/radiator, UPVC sealed unit double glazed window to the front aspect.

OUTSIDE

To the front of the property there is an attractive garden designing in keeping with the style of the property containing a variety of palms and shrubs, rope edge borders, pathway leading to the entrance door and adjacent driveway enabling off street parking for one vehicle.

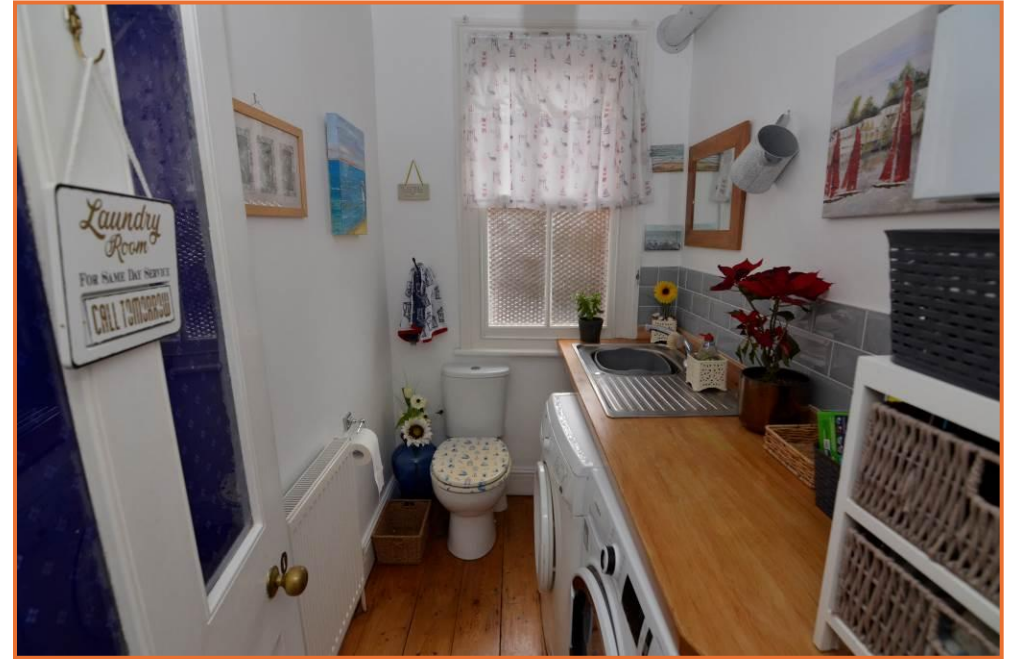
Secure, attached storage shed/bike store with door to the rear garden

To the rear of the property there is a south west facing garden comprising shingle and paving, lawn with shrub borders, mature tree, timber storage shed and timber fencing to the boundaries.

COUNCIL TAX

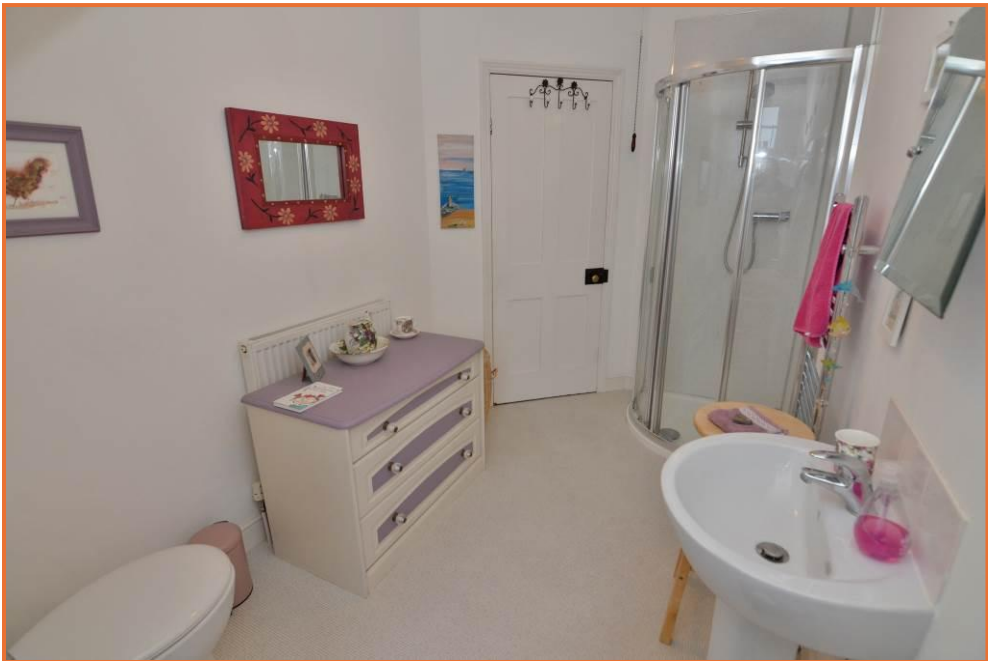
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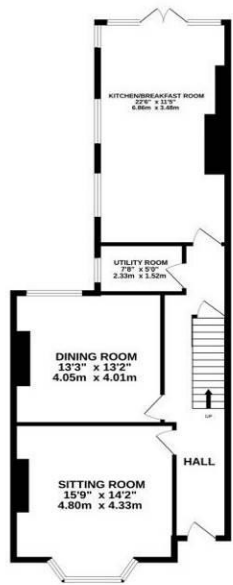




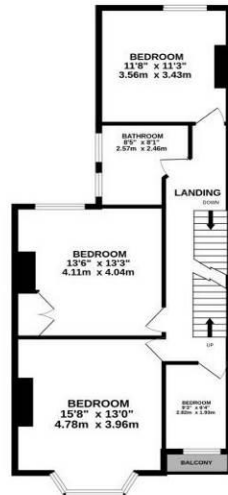




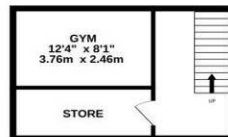




2ND FLOOR



BASEMENT



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		