



**23 Dovedale, Felixstowe, IP11 2PL**

**£295,000 FREEHOLD**

Offered for sale with no onward chain and requiring some general updating is this detached bungalow built in the 1960s of traditional red brick cavity wall construction beneath a pitched tiled roof.

The accommodation briefly comprises entrance hallway, lounge, kitchen with double glazed conservatory leading off, three bedrooms and modern re-fitted shower room.

Further benefits include UPVC sealed unit double glazed windows and gas fired central heating via radiators.

The property is situated within approximately half a mile from Morrisons supermarket and is less than one and a half miles from Felixstowe's main town centre shopping thoroughfare with a selection of both national and high street stores available.

#### **COVERED PORCH**

UPVC sealed unit double glazed entrance door with stained glass and leaded light panel opening to :-

#### **ENTRANCE HALLWAY**

Radiator, access to loft space.

#### **LOUNGE 18' x 11' 10" (5.49m x 3.61m)**

Tiled fireplace surround, gas living flame effect fire, tiled hearth, radiator, two wall light points, UPVC sealed unit double glazed window to the rear aspect, door to :-

#### **KITCHEN 12' 8" x 7' 10" (3.86m x 2.39m)**

Fitted with a range of woodgrain effect units comprising base cupboards and drawers with worksurfaces over, inset stainless steel single drainer sink unit with mixer tap, tiled splashbacks, matching eye level cupboards, built in Whirlpool single oven, electric four ring hob, space and plumbing for automatic washing machine, cupboard housing wall mounted Viessman gas fired boiler, built in pantry and adjacent storage cupboard, UPVC sealed unit double glazed window and door to the side access, throughway to :-

#### **CONSERVATORY 9' 8" x 9' 6" (2.95m x 2.9m)**

UPVC sealed unit double glazed construction, radiator, double glazed French doors opening to the rear garden.

#### **BEDROOM ONE 14' 8" x 9' 6" (4.47m x 2.9m)**

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

#### **BEDROOM TWO 20' 6" x 9' 6" (6.25m x 2.9m)**

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

#### **BEDROOM THREE 7' 2" x 7' 2" (2.18m x 2.18m)**

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

#### **SHOWER ROOM**

Re-fitted with a modern white suite comprising walk in shower with mixer shower unit, glazed folding door, waterproof wall panelling, part tiled walls, wash hand basin with mixer tap and high gloss finished vanity cupboards below, WC with concealed cistern, heated towel rail/radiator, UPVC sealed unit double glazed window to the side aspect.

#### **OUTSIDE**

The property is recessed from the road with an open plan style garden laid to lawn, pampas grass and small tree, adjacent driveway enabling off street parking for numerous vehicles.

To the rear of the property there is an established garden partly lawned interspersed with trees and shrubs, timber storage shed.

#### **COUNCIL TAX**

Band 'C'



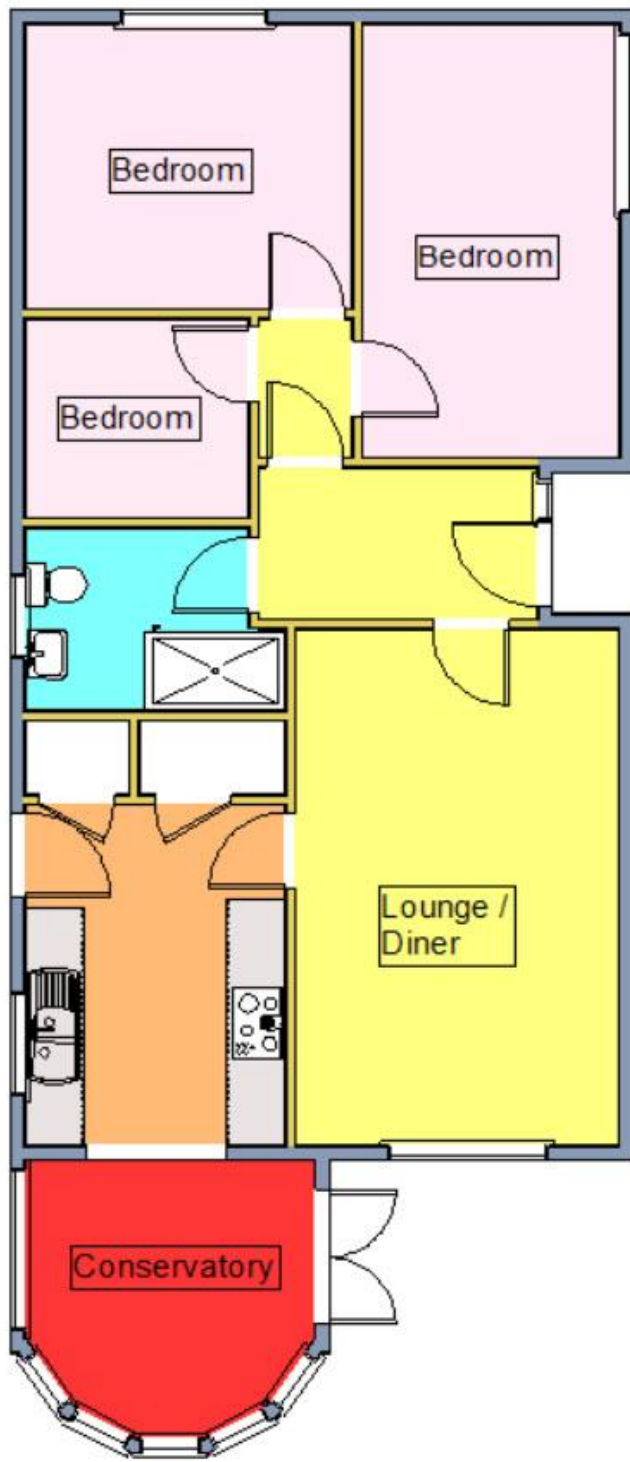












Address: 23 Dovedale, FELIXSTOWE, IP11 2PL  
 RRN: 4235-9322-9400-0824-6202

### Energy Rating

Most energy efficient - lower running costs



Not energy efficient - higher running costs

CURRENT

67

POTENTIAL

83

England & Wales

EU Directive  
2002/91/EC

