



5 Walnut Close, Felixstowe, IP11 9TD

£650,000 FREEHOLD

A greatly extended and well-presented detached four-bedroom family home situated in a popular residential location in Old Felixstowe, within walking distance Felixstowe Golf Club and the sea at Cliff Road.

The property has undergone considerable modernisation and improvements by the current vendor to include the replacement of internal doors to ground level with oak panelled doors and the re-fitment of the kitchen/breakfast room.

In addition to the four bedrooms, the master of which has access to an en-suite shower room, further accommodation consists of an entrance porch, reception hallway, lounge, dining room, garden room, fitted kitchen/breakfast room, utility room, study and first floor bathroom.

All windows to the property are of UPVC double glazed construction and heating is supplied in the form of gas fired central heating to radiators. The property also offers solar panels with battery storage, therefore enabling the property to benefit from reduced energy bills.

Externally the property offers good sized established gardens with mainly southerly and westerly aspects, whilst to the front aspect off street parking is comfortably available for two vehicles via block paved driveway in addition to double garage.

Being rarely available to the market and being located within a five-minute walk of the sea at Old Felixstowe, an internal inspection is advised to fully appreciate the accommodation.

UPVC DOUBLE GLAZED ENTRANCE DOOR Leading to :-

ENTRANCE PORCH 7' x 6' (2.13m x 1.83m)

Tiled flooring, UPVC double glazed windows to front and side aspects and UPVC double glazed entrance door leading to :-

ENTRANCE HALLWAY 14' 8" x 5' 10" (4.47m x 1.78m)

Karndean flooring, radiator, staircase leading to first floor landing, recessed LED spotlights, mains connected smoke detector, replacement oak panelled internal doors leading to:

CLOAKROOM 5' 10" x 5' 4" (1.78m x 1.63m) - Fitted with a white suite comprising low level WC, wash hand basin, recessed display shelving, extractor fan.

EXTENDED OPEN PLAN LOUNGE/DINING ROOM 32' 8" max x 17' 10" max (9.96m x 5.44m)

An open plan room with step leading to dining room from lounge and consisting of :-

LOUNGE AREA 19' 10" x 11' 5" (6.05m x 3.48m)

Two radiators, UPVC double glazed window to front aspect, feature arched UPVC double glazed window overlooking main garden area.

DINING ROOM 17' 10" x 13' 3" into bay reducing to 11' 1" (5.44m x 3.38m)

Radiator, UPVC double glazed bay window to rear aspect, oak glazed French doors leading into garden room also door leading into kitchen.

GARDEN ROOM 11' 7" max x 11' 7" max (3.53m x 3.53m)

UPVC double glazed windows to all sides, tiled flooring, insulated pitch tiled roof, UPVC double glazed door leading to outside.

OPEN PLAN KITCHEN/BREAKFAST ROOM 22' 7" max x 10' max (6.88m x 3.05m)

(Also door from hallway) Fitted and comprising a single drainer one and a half bowl sink unit with mixer taps and cupboards under, a range of white fronted fitted drawers, cupboards and units, fitted Quartz worksurfaces, built in double oven, four ring AEG gas hob with stainless steel splashback and concealed extractor hood above, integrated refrigerator, fitted and concealed water softener, integrated freezer, integrated dishwasher, large floor to ceiling storage cupboards, breakfast bar, display lighting, recessed LED spotlights, Karndean flooring, concealed integrated recycling bin store, radiator, UPVC double glazed windows to rear and side aspect, oak glazed door leading into :-

UTILITY ROOM 9' 4" x 4' 9" (2.84m x 1.45m)

Fitted and comprising a single drainer one and a half bowl sink unit with mixer taps and cupboards under, plumbing for automatic washing machine, space for tumble dryer, space for freestanding fridge/freezer, wall mounted Viessman condensing boiler serving domestic hot water supply and central heating, radiator, UPVC double glazed window to side aspect, UPVC double glazed door leading to outside and also door leading into double garage.

STUDY 9' 11" x 9' (3.02m x 2.74m)

Radiator, UPVC double glazed window to front aspect.

FIRST FLOOR LANDING

A spacious open plan landing extending to approximately 13'3" maximum depth x 9'1" maximum in width, with an arched feature and UPVC double glazed window to side aspect, access to boarded and insulated loft space via pull down loft ladder, built in airing cupboard with double door access housing extensive slatted shelving and also hot water cylinder, doors leading to :-

BEDROOM ONE 13' 7" into wardrobe recess reducing to 11'5 x 11' (4.14m x 3.35m)

Fitted with recently installed Hammonds bedroom furniture consisting of ceiling to floor wardrobes housing shelving, hanging space and drawer storage, recessed LED spotlights, radiator, UPVC double glazed window and door leading to :-

EN-SUITE SHOWER ROOM 7' 3" x 5' 8" (2.21m x 1.73m)

Featuring tiled flooring and comprising a large corner shower cubicle with shower board inset and Aqualisa shower with sliding door, low level WC, electric shaver socket, wash hand basin with mixer taps and drawers beneath, recessed LED spotlights, extractor fan, heated towel rail/radiator, wall mounted mirror with courtesy lighting, UPVC double glazed window to rear aspect.

BEDROOM TWO 13' 2" x 10'2" into wardrobe recess reducing to 8' 4" (4.01m x 2.54m)

Radiator, built in double slide robe style wardrobe, UPVC double glazed window to front aspect.

BEDROOM THREE 14' 4" into wardrobe recess reducing to 11'6" x 10' 8" (4.37m x 3.25m)

Radiator, built in double slide robe style wardrobe, UPVC double glazed window to front aspect.

BEDROOM FOUR 12' into wardrobe recess reducing to 8'10 x 10' (3.66m x 3.05m)

Radiator, built in double slide robe style wardrobe, UPVC double glazed window to rear aspect.

BATHROOM 8' 5" x 6' 10" (2.57m x 2.08m)

Fitted featuring part tiled wall surfaces and comprising panelled bath with wall mounted Mira shower over and adjacent shower screen, electric shaver socket, low level WC, wash hand basin, radiator, recessed LED spotlights, fitted storage cupboards and shelving, feature arched UPVC double glazed window to side aspect.

OUTSIDE

The property is situated at the end of Walnut Close which is an established residential cul-de-sac leading off Westmorland Road in Old Felixstowe within easy walking distance of the sea at Cliff Road.

The front garden consists of a double width block paved driveway enabling off street parking for two vehicles leading to brick built double garage.

The front garden is laid mainly to lawn, offers a variety of shrubs and is enclosed by copper beech hedging.

The gardens are situated mainly to the rear and side of the property (south and west), are a good size, enclosed by fencing, laid mainly to lawn, with a wide variety of established flowers and shrubs.

Also featuring timber decking, a greenhouse, pond, summer house, outside lighting and external tap.

DOUBLE GARAGE 17' 2" in depth x 15' 7" in width (5.23m x 4.75m)

With light and power connected, remote operated roller door and UPVC double glazed window to rear aspect.

COUNCIL TAX

Band 'E'









