



21 Norman Close, Felixstowe, IP11 9NQ

£550,000 FREEHOLD

Offering sea views and located in a popular residential location in Old Felixstowe, a detached four-bedroom family home constructed by the Barratt Group of Developers in the 1980s.

In addition to four bedrooms, further accommodation consists of entrance hall, lounge, separate dining room, UPVC double glazed conservatory, fitted kitchen, utility room, first floor bathroom and en-suite shower room.

Heating is supplied in the form of gas fired central heating to radiators and all windows are of double-glazed construction.

Externally the property benefits from a double width driveway leading to a garage, whilst to the rear aspect is a pleasant enclosed rear garden with mainly westerly aspect.

The property is situated in a popular residential close to Brackenbury cliff tops, sea and promenade and is approximately one and a quarter miles from Felixstowe's main town centre with a variety of both local and national high street stores available.

Entrance door leading to :-

ENTRANCE HALL 7' 3" x 4' 6" (2.21m x 1.37m)

Radiator, staircase leading to first floor landing, door leading to :-

LOUNGE 16' 1" max into bay reducing to 14'5" x 12' 1" (4.9m x 3.68m)

With sea views, flame effect gas fire, radiator, double doors leading into :-

DINING ROOM 9' 3" x 7' 3" (2.82m x 2.21m)

Radiator, French doors leading into conservatory and also door leading into :-

KITCHEN 9' 3" plus recess x 7' 9" (2.82m x 2.36m)

Fitted comprising single drainer one and a half bowl sink unit with cupboards under, fitted drawers, cupboards, units and work surfaces, under stairs storage cupboard, Bosch double oven, fitted hob, UPVC double glazed window to rear aspect, door leading to :-

UTILITY ROOM 8' 6" x 6' 4" plus recess (2.59m x 1.93m)

Round bowl sink unit with cupboards under, plumbing for automatic washing machine, radiator, UPVC double glazed window to rear aspect, door leading to garden, also door allowing access to garage.

CLOAKROOM 5' 3" x 3' 9" (1.6m x 1.14m)

Low level suite, wash hand basin, heated towel rail/radiator, window to side aspect.

CONSERVATORY 16' 6" x 9' 8" (5.03m x 2.95m)

Of UPVC double glazed construction with brick cavity wall base, tiled flooring, doors leading to outside.

FIRST FLOOR LANDING 8' 8" x 6' 5" (2.64m x 1.96m)

Access to loft space, doors leading to :-

BEDROOM ONE 13' 9" x 8' 9" (4.19m x 2.67m)

Offering sea views, built in airing cupboard, radiator, door leading to :-

EN-SUITE SHOWER ROOM 8' 8" max reducing to 5'6" x 6' 1" (2.64m x 1.85m)

Shower cubicle with Aqualisa shower inset, low level WC, wash hand basin, window to rear aspect.

BEDROOM TWO 13' 6" x 8' 7" (4.11m x 2.62m)

Offering sea views, radiator, window to front aspect.

BEDROOM THREE 10' 6" x 8'7" max reducing to x 7' 9" (3.2m x 2.36m)

Radiator, window to rear aspect.

BEDROOM FOUR 9' 1" max x 6' 7" (2.77m x 2.01m)

Radiator, sea views, built in storage cupboard, window to front aspect.

BATHROOM 7' 3" x 6' 1" (2.21m x 1.85m)

Fitted comprising panel bath with Aqualisa shower over, low level WC, wash hand basin, window to rear aspect.

OUTSIDE

To the front of the property is a small open plan garden, a double width driveway enables off street parking for two vehicles and leads to garage.

GARAGE 17' 1" x 8' 8" (5.21m x 2.64m)

Up and over door, light and power connected.

REAR GARDEN

To the rear of the property is a garden extended to approximately 35' in depth, a pleasant garden enclosed with block paved patio area, also summer house, gazebo, storage shed and gate allowing side access.

COUNCIL TAX

Band 'E'

Address: 21 Norman Close, FELIXSTOWE, IP11 9NQ
RRN: 2755-3047-9202-9865-1200











