



## 3 Constable Road, Felixstowe IP11 7HH

**£625,000 FREEHOLD**

A seldom available six-bedroom bay fronted Victorian detached family home which has been sympathetically restored and extensively modernised by the current owner.

In addition to the six bedrooms the property benefits from off road parking, spacious accommodation set over three floors including two reception rooms, modern bathroom and modern kitchen.

The accommodation in brief comprises entrance hall, reception room one, reception room two, cloakroom, kitchen/dining room, utility room, lower ground floor study. On the first floor are four of the bedrooms and an en-suite to one of these, a modern family bathroom and separate cloakroom. On the top floor are two further bedrooms.

Heating is supplied in the form of gas fired central heating to radiators and the majority of the windows are replaced UPVC sash windows.

The property has an abundance of character features throughout, including high skirting boards and ornate coving in addition to modern features such as the kitchen and bathroom.

Constable Road is a popular residential location under a quarter of a mile from the main town centre, railway station and seafront, therefore convenient for local facilities and public transport links to Ipswich and beyond. Being rarely available to the market, an internal inspection is advised to fully appreciate the accommodation on offer.

#### **STAINED GLASS ENTRANCE DOOR**

Opening into :-

#### **GRAND ENTRANCE HALL**

Victorian style chequered black and white tiled flooring, stairs leading up to the first floor and stairs leading to the lower ground floor, two radiators and doors to :-

#### **RECEPTION ROOM ONE 19' 5" into the bay x 11' 10" (5.92m x 3.61m)**

Bay window to the front aspect with modern UPVC sash windows, two radiators, solid wood flooring, TV point, two circular stained glass windows to side aspect.

#### **RECEPTION ROOM TWO 16' into the bay x 11' 10" (4.88m x 3.61m)**

Boxed bay window to front aspect with modern UPVC double glazed sash windows, solid wood flooring, radiator, two circular stained glass windows to side aspect.

#### **KITCHEN/DINING ROOM 25' 8" x 13' 9" (7.82m x 4.19m)**

#### **DINING ROOM 11' 10" x 10' 6" (3.61m x 3.2m)**

Tiled flooring, radiator, UPVC double glazed sash windows to side aspect.

#### **KITCHEN 13' 9" x 12' 9" (4.19m x 3.89m)**

Fitted worktops with a tiled splashback, high gloss finished storage units above and matching storage units and drawers below, brushed stainless steel handles, ceramic sink unit with hose style mixer tap and single drainer, integrated dishwasher, integrated Zanussi oven with a five ring gas hob and cooker hood above, space for freestanding American style fridge/freezer, tiled flooring, radiator, window to side aspect.

#### **BOOT ROOM 7' 9" x 5' 5" (2.36m x 1.65m)**

Tiled flooring, range of fitted storage units and drawers and fitted worktop, door to outside and door opening into :-

#### **UTILITY/CLOAKROOM 7' 9" x 6' 2" (2.36m x 1.88m)**

Suite comprising low level WC, hand wash basin with mixer tap and storage cupboards underneath, part tiled walls, tiled flooring, radiator, fitted worktops with fitted storage units above and matching storage units and drawers below with integrated washing machine, obscured UPVC sash window to rear aspect.



## STEPS LEADING TO LOWER GROUND FLOOR

Opening into :-

### STUDY/HOME OFFICE/HOME GYM 18' 6" x 10' 3" (5.64m x 3.12m)

Laminate flooring, radiator, spotlights, light tunnel and window to side aspect.

### UPSTAIRS - FIRST FLOOR LANDING

Stained glass effect window to side aspect, two radiators, stairs leading up to the second floor and doors to :-

### BEDROOM ONE 16' 11" reducing to 15'6" into the bay x 11' 10" (5.16m x 3.61m)

Bay window to the front aspect with UPVC sash windows, radiator, door to :-

### EN-SUITE SHOWER ROOM 8' x 3' 7" (2.44m x 1.09m)

Suite comprising low level WC, hand wash basin, mixer tap, walk in shower, radiator, extractor.

### BEDROOM TWO 12' 11" x 11' 10" (3.94m x 3.61m)

Radiator, UPVC sash windows to front aspect.

### BEDROOM THREE 12' x 11' 10" (3.66m x 3.61m)

Radiator, UPVC sash window to side aspect.

### BEDROOM FOUR 7' 11" x 7' 7" (2.41m x 2.31m)

Radiator, UPVC double glazed sash window to side aspect.

### FAMILY BATHROOM 8' 5" x 7' 8" (2.57m x 2.34m)

Modern re-fitted suite comprising low level WC, hand wash basin, mixer tap and storage cupboard below, freestanding roll top Victorian style slipper bath with claw feet, separate walk in shower with twin shower head, tiled flooring and fully tiled walls, radiator, extractor, obscured UPVC sash window to rear aspect.

## CLOAKROOM

Suite comprising low level WC, vanity hand wash basin with mixer tap and storage cupboard below, tiled flooring, obscured UPVC sash window to rear aspect.

### UPSTAIRS - SECOND FLOOR LANDING

Velux window to side aspect, large storage cupboard measuring 7'1" x 3'6" and doors to :-

### BEDROOM FIVE 13' x 11' 9" (3.96m x 3.58m)

Radiator, two UPVC sash windows to the front aspect.

### BEDROOM SIX 16' reducing to 7'9" x 11' 8" (4.88m x 3.56m)

Radiator, window to rear aspect, hand wash basin with mixer tap and storage cupboard below, access to eaves storage.

## OUTSIDE

To the front of the property, it is enclosed by fencing with a double width opening gate allowing off road parking, the front of the property has been fully block paved, and there is a side access gate.

To the rear of the property, it is enclosed by a wall, a courtyard style garden, fully decked for low maintenance, door opening into :-

### OUTSIDE STORE 17' 1" x 13' 5" (5.21m x 4.09m)

Light and power connected.

## COUNCIL TAX

Band 'E'





















