



‘Bluebell Cottage’ 80 Seaton Road, Felixstowe IP11 9BP

£262,500 FREEHOLD

A beautifully presented and charming semi-detached single bay style Victorian property of red brick construction beneath a pitched slate roof.

The tastefully decoration and well presented accommodation briefly comprises lounge, dining room, kitchen, ground floor bathroom, double glazed conservatory, rear porch, two/three bedrooms, the master bedroom having an en-suite shower in addition to a first floor cloakroom accessed from bedroom three/dressing room.

The property is set on a corner plot adjacent to Seaton Road and Cage Lane with low maintenance cottage style gardens predominantly to the side aspect. Further benefits include UPVC sealed unit double glazed windows, gas fired central heating via radiators, and solar panels giving the owners of the property additional income via the feedback tariff. The property is conveniently located within easy reach to nearby schools and a useful parade of shops in the Walton High Street with regular bus services to Ipswich and into the coastal town of Felixstowe with a variety of restaurants, cafes and shops available.

UPVC SEALED UNIT DOUBLE GLAZED ENTRANCE DOOR

Opening to :-

LOUNGE 14' 4" into bay reducing to 11' x 12 ' 3" (4.37m x 3.73m)

A beautiful cosy room with open fireplace with surround and tiled hearth, original natural wooden floor, radiator, TV point, coved ceiling, ceiling rose, UPVC sealed unit double glazed square bay windows to the front aspect, door to :-

INNER HALLWAY

Staircase leading to the first floor, door opening to :-

DINING ROOM 12' 4" x 11' 2" plus recess (3.76m x 3.4m)

Radiator, built in double door under stairs storage cupboard, original natural pine floor, bespoke dresser with display cupboards and space for a fridge and freezer, coved ceiling, UPVC sealed unit double glazed door to the rear porch, UPVC sealed unit double glazed French doors opening to :-

CONSERVATORY 13' x 6' 2" (3.96m x 1.88m)

Brick base with UPVC sealed unit double glazed windows, pitched polycarbonate roof, radiator, UPVC sealed unit double glazed door opening to the front aspect.

KITCHEN 9' 7" x 7' 6" (2.92m x 2.29m)

Fitted with a range of modern shaker style units comprising base cupboards and drawers, wood block effect work surfaces over, inset composite single drainer sink unit with mixer tap, tiled splashbacks, matching eye level cupboards, under cupboard lighting, integrated slimline dishwasher, space and plumbing for automatic washing machine, space for tumble dryer, gas and electric cooker point, tiled floor, UPVC sealed unit double glazed window to the side aspect.

BATHROOM

White suite comprising panelled bath with mixer shower over, glazed shower screen, low level WC, wash hand basin with vanity cupboard below, radiator, mainly tiled walls, extractor fan, UPVC sealed unit double glazed windows to the rear and side aspect.

REAR PORCH (ACCESSED FROM THE DINING ROOM)

UPVC sealed unit double glazed window and door opening to the rear garden.

FIRST FLOOR LANDING

UPVC sealed unit double glazed window to the side aspect.

BEDROOM ONE 12' 3" x 11' 2" (3.73m x 3.4m)

Radiator, built in storage cupboard, access to loft space with pull down loft ladder, ornamental fireplace.

EN-SUITE SHOWER Fully tiled shower cubicle with glazed folding door, Mira shower, extractor fan.

BEDROOM TWO 12' 4" x 11' 3" (3.76m x 3.43m)
Fitted mirror fronted double door wardrobe, ornamental fireplace surround, radiator, UPVC sealed unit double glazed window to the rear aspect. Door to :-

BEDROOM THREE/DRESSING ROOM 8' 4" x 7' 10" (2.54m x 2.39m)
Radiator, UPVC sealed unit double glazed window to the side aspect. Door to :-

CLOAKROOM
White suite comprising pedestal wash hand basin with double door vanity cupboard below, low level WC, built in boiler cupboard housing wall mounted Vaillant gas fired combination boiler, adjacent airing cupboard with pine slatted shelves.

OUTSIDE
The property is set on a corner plot adjoining Seaton Road and Cage Lane and has pleasant low maintenance landscaped garden areas situated predominantly to the side aspect. The gardens are enclosed by panel fencing and comprise mainly of paved patio/terrace with flower borders, raised fish pond with waterfall feature, storage shed and gate allowing access from Cage Lane.

COUNCIL TAX
Band 'B'











