



8 Blyford Way, Felixstowe, IP11 2FW

£230,000 FREEHOLD

Seemingly ideal for a first time purchase or investment is this beautifully presented modern three bedroom mid terrace home located on the popular Orwell Green development in Felixstowe.

In addition to three bedrooms the property benefits from a garage and off road parking, low maintenance front and rear gardens, gas fired central heating and double glazed windows throughout.

The accommodation in brief comprises entrance porch, lounge, kitchen/diner, upstairs there are three bedrooms and a family bathroom.

The property is conveniently located within close proximity to a major supermarket, doctor's surgery and a pharmacy with links to the A14 nearby.

A viewing is highly recommended to appreciate the modern accommodation on offer.

UPVC DOUBLE GLAZED ENTRANCE DOOR

Opening into :-

ENTRANCE PORCH

Fitted cupboard. Doorway opening into :-

LOUNGE 14' 11" x 14' 7" (4.55m x 4.44m)

Radiator, window to front aspect, TV point, stairs leading up to the first floor, door opening into :-

KITCHEN/DINER 14' 11" x 9' 6" (4.55m x 2.9m)

Fitted worktops with a tiled splashback, fitted storage units above and matching units and drawers below, stainless steel one and a half bowl sink unit with mixer tap and single drainer, integrated electric double oven with a four ring gas hob and cooker hood above, space and plumbing available for a washing machine, integrated fridge and freezer, laminate flooring, radiator, windows and door to rear aspect, gas boiler.

FIRST FLOOR LANDING

Access to the loft space, doors to :-

BEDROOM ONE 12' 11" x 10' 6" (3.94m x 3.2m)

Radiator, window to the front aspect.

BEDROOM TWO 11' 2" x 10' 6" (3.4m x 3.2m)

Radiator, window to rear aspect.

BEDROOM THREE 8' 4" x 6' 5" (2.54m x 1.96m)

Radiator, window to front aspect.

BATHROOM 6' 7" x 6' 4" (2.01m x 1.93m)

Modern suite comprising low level WC, hand wash basin with mixer tap, panel bath with mixer tap and shower over, fitted shower screen, part tiled walls, heated towel rail, obscured window to the rear aspect, airing cupboard housing hot water cylinder.

OUTSIDE

To the front of the property is an open front garden, relatively low maintenance, garden path leading to the entrance door, the remainder of the garden is slate chippings.

GARAGE

Pitched roof with up and over door, driveway.

REAR GARDEN

Enclosed by fencing. Upon entering from the kitchen there is a patio area with outside tap, steps leading up to raised decking and rear access gate.

COUNCIL TAX

Band 'B'





