



**32 Springfield Avenue, Felixstowe, IP11 9JZ**

**£450,000 FREEHOLD**

A beautifully presented detached four bedroom family home of traditional brick cavity wall construction beneath a pitch tiled roof built in the 1970's and located within close proximity to the town centre.

In addition to the four bedrooms the property benefits from an en-suite shower into bedroom one, a south facing rear garden, ample off road parking and a larger than usual garage.

The accommodation in brief comprises entrance hall, cloakroom, lounge, dining room, kitchen, conservatory, on the first floor there are four bedrooms with an en-suite into bedroom one and a family bathroom. Heating is applied in the form of gas fired central heating to radiators and windows are of double glazed construction.

The property is conveniently located within a short distance of the Felixstowe town centre, as well as the Grove medical centre and Felixstowe train station. Schools such as Fairfield Infant and Colneis Junior are also nearby and both boast an Ofsted rating of Good.

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

#### **UPVC ENTRANCE DOOR**

Opening into :-

#### **ENTRANCE HALLWAY 16' 6" x 6' 9" (5.03m x 2.06m)**

Stairs leading up to the first floor, under stairs storage cupboard, vinyl flooring, radiator, door to outside and doors to :-

#### **CLOAKROOM 4' 7" x 3' (1.4m x 0.91m)**

Suite comprising low level WC, hand wash basin with mixer tap and storage cupboard below, obscured window to the side aspect, vinyl flooring.

#### **LOUNGE 15' 11" x 12' 1" (4.85m x 3.68m)**

Radiator, window to the front aspect, TV point, double doors opening into :-

#### **DINING ROOM 14' 5" x 10' 1" (4.39m x 3.07m)**

Engineered oak stripped wood flooring, radiator, door to kitchen and double doors opening into :-

#### **CONSERVATORY 12' 10" x 9' 3" (3.91m x 2.82m)**

Brick built base conservatory with UPVC windows and door opening into rear garden, radiator.

#### **KITCHEN 17' 2" x 8' 9" (5.23m x 2.67m)**

Fitted worktops with matching upstands and fitted storage units and drawers below, composite sink unit with mixer tap and single drainer, space and plumbing available for both a washing machine and a dishwasher, breakfast bar, space for cooker with cooker hood above, further space available for freestanding American style fridge/freezer, radiator, windows to side and rear aspect.

#### **FIRST FLOOR LANDING**

Window to side aspect, storage cupboard, radiator, access to the loft space, airing cupboard housing Vaillant combi-boiler and doors to :-

#### **BEDROOM ONE 13' 7" x 9' 7" (4.14m x 2.92m)**

Radiator, window to front aspect, door to :-

#### **EN-SUITE SHOWER ROOM 7' 1" x 5' 9" (2.16m x 1.75m)**

Modern suite comprising low level WC, hand wash basin with mixer tap, corner shower with twin shower head, radiator, extractor, obscured window to the front aspect, shaver point, alcove storage area, part tiled walls.

#### **BEDROOM TWO 9' 7" x 8' 4" (2.92m x 2.54m)**

Radiator, window to rear aspect.

**BEDROOM THREE 9' 3" x 8' 4" (2.82m x 2.54m)**

Radiator, window to rear aspect.

**BEDROOM FOUR 9' 6" x 7' 11" (2.9m x 2.41m)**

Radiator, window to side aspect.

**FAMILY BATHROOM 7' 8" x 6' 2" (2.34m x 1.88m)**

Suite comprising WC with hidden cistern, vanity hand wash basin with mixer tap and storage cupboard below, panel bath with shower over, fully tiled walls, radiator, extractor, obscured window to the side aspect.

**OUTSIDE**

To the front of the property there is an open front garden, mainly laid to lawn, a driveway allowing ample off-road parking, covered carport, outside tap, service door into garage.

**REAR GARDEN**

The rear garden is south facing, mainly laid to lawn, established shrub and plant border, with a decking area and enclosed by fencing, outside tap, outside lights. Summer house measuring 13' 4" x 8' 11" (4.06m x 2.72m) with light and power connected. Service door to:

**GARAGE 18' 3" x 11' 11" (5.56m x 3.63m)**

Larger than usual garage, light and power connected, up and over door, door to both front and rear aspect.

**COUNCIL TAX**

Band 'D'



















