



## 1 Brook Lane, Felixstowe, IP11 7EG

**£475,000 FREEHOLD**

A modern individual detached two / three-bedroom chalet style property located close to the main town centre in one of Felixstowe's most popular and established residential locations and offered for sale with vacant possession and no onward chain



In addition to three bedrooms (two first floor, one ground floor) the property offers additional accommodation of entrance hall, lounge, open plan kitchen / dining room, a utility room, spacious landing and two shower rooms, one of which is en-suite.

The property benefits from underfloor heating and double glazed windows throughout and externally has a small but pleasant garden in addition to a driveway to front aspect leading to garage.

Brook Lane is one of Felixstowe's most established and popular residential locations, seclude from but only approximately 200 yards from the main town centre and also a lane leading directly to the sea front at The Fludyers / Cobbolds Point.

Rarely available to the market an internal inspection is advised to fully appreciate the accommodation on offer.

#### **OAK ENTRANCE DOOR LEADING TO**

#### **ENTRANCE HALLWAY**

Staircase leading to first floor landing, part glazed door leading to:

#### **LOUNGE 15' 9" x 13' 9" (4.8m x 4.19m)**

Bay window to front aspect, patio doors leading to outside, doors leading to bedroom 1 and also to:

#### **KITCHEN / DINING ROOM 25' 8" x 9' (7.82m x 2.74m)**

An open plan room with dining area to the front aspect, featuring tiled flooring and recessed spotlights and comprising a single drainer one and a half bowl sink unit with cupboards under. A range of fitted drawers, kitchen units and work surfaces. Space for American style fridge / freezer, extractor hood, double glazed windows to front and rear aspects, door leading to:

#### **UTILITY ROOM 9' 3" x 6' 1" (2.82m x 1.85m)**

Combination boiler serving hot water supply, plumbing for automatic washing machine, space for tumble dryer, tiled flooring, double glazed window to rear aspect, door leading into garage and also double glazed door leading to outside.

#### **BEDROOM 1 14' 2" x 10' 1" (4.32m x 3.07m)**

Two double wardrobes, double glazed window to side aspect, door leading to:

#### **EN SUITE SHOWER ROOM 9' 7" maximum reducing to 6' x 5' 10" (2.92m x 1.78m)**

Fitted, fully tiled and comprising a large walk in shower cubicle with shower inset. Low level WC, wash hand basin, double glazed window to rear aspect

#### **FIRST FLOOR LANDING 13' 4" x 7' 3" (4.06m x 2.21m)**

Velux window to front aspect, built in airing / storage cupboard, doors leading to:

#### **BEDROOM 2 14' 8" max reducing to 13'3" x 13' 3" max reducing to 10'6" (4.47m x 4.04m)**

Three double wardrobes, double glazed dormer window to front aspect

#### **BEDROOM 3 15' 2" x 10' 6" max reducing to 9' (4.62m x 3.2m)**

Double glazed dormer window to front aspect

#### **SHOWER ROOM 15' 2" x 6' 10" (4.62m x 2.08m)**

Fully tiled and comprising a large shower cubicle with shower inset, low level WC, wash hand basin, double glazed velux window to rear aspect

#### **OUTSIDE**

The property stands slightly angled and recessed from Brook Lane itself and has a driveway enabling off street parking for two vehicles leading to an integral garage.

**GARAGE 18' 6" x 9' 9" (5.64m x 2.97m)**

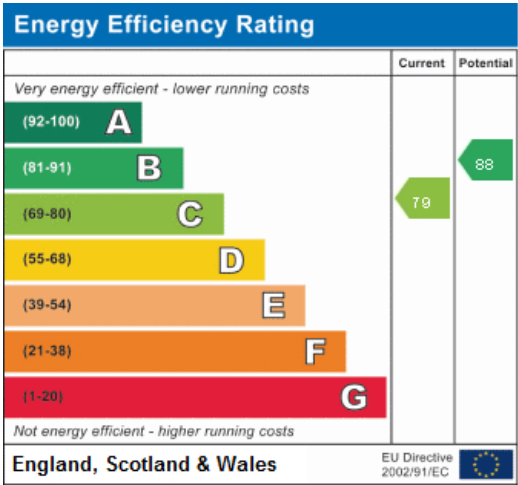
Remote operated roller door, light and power connected and with personal internal door allowing access to utility room

**REAR / SIDE GARDENS**

Having been constructed within the original grounds of a neighbouring property, 1 Brook Lane has a rear garden which whilst not large in size is pleasant, enclosed by wall and fencing, has a patio / terrace area, a 10' x 8'6 garden room / store with adjacent store and further extends to the side of the property where there is an additional seating area.

**COUNCIL TAX**

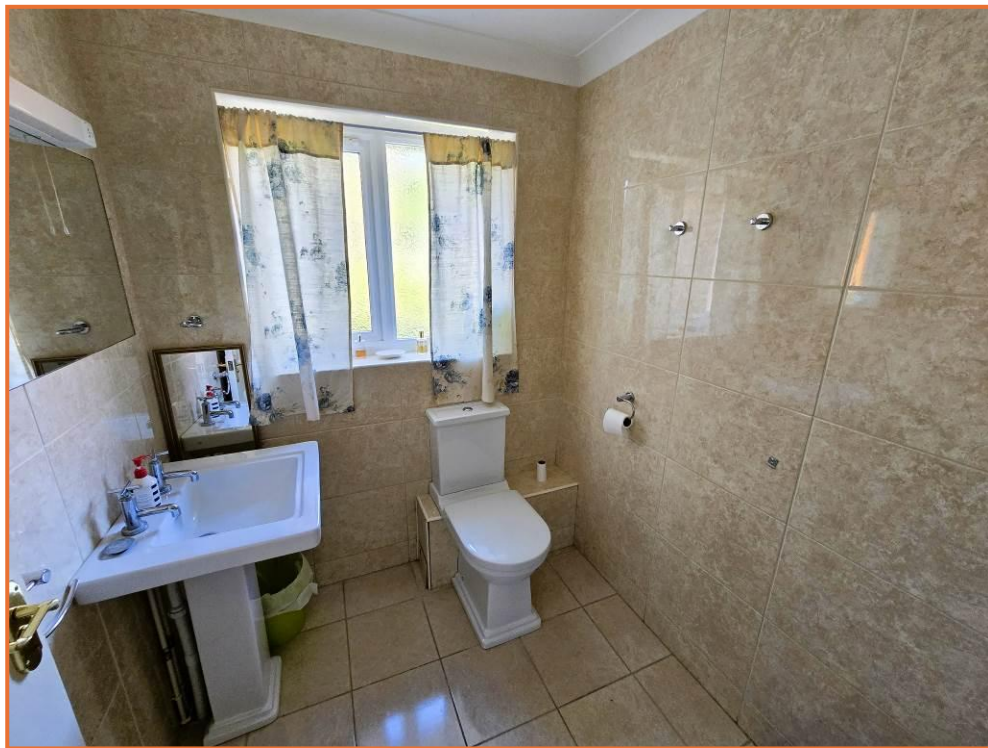
The property is registered with East Suffolk Council as council tax band "E"





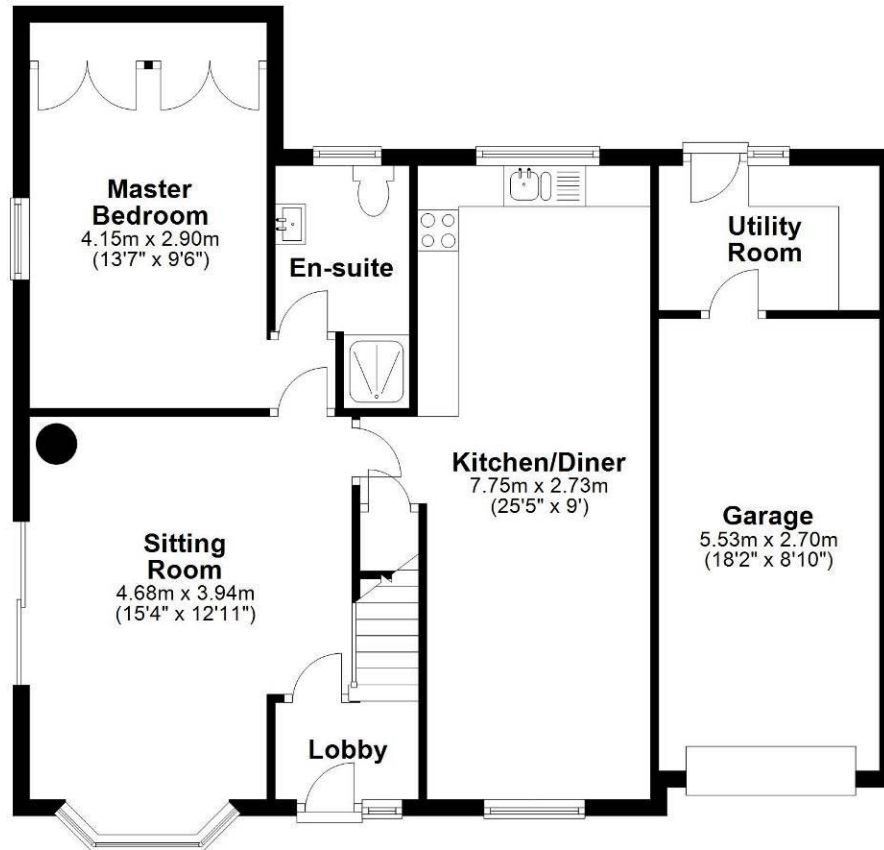






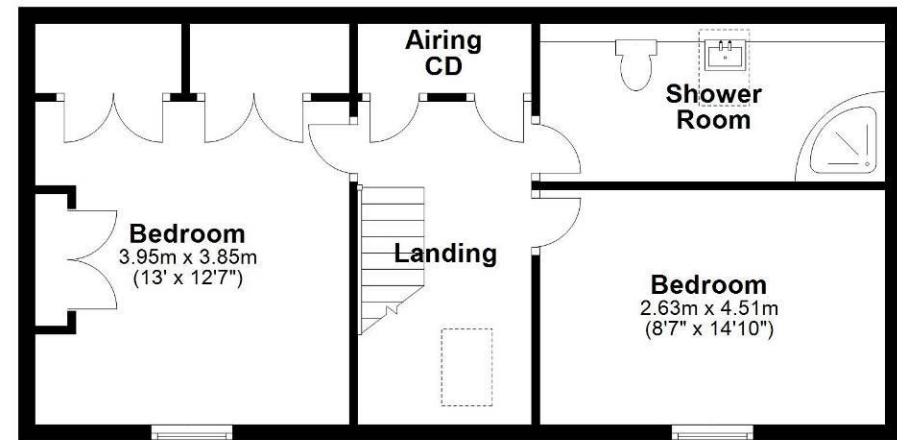
## Ground Floor

Approx. 85.1 sq. metres (915.7 sq. feet)



## First Floor

Approx. 51.0 sq. metres (548.8 sq. feet)



Total area: approx. 136.1 sq. metres (1464.5 sq. feet)

Mortimer EPC  
Plan produced using PlanUp.