



4 Reedland Way, Felixstowe, IP11 2FQ

£245,000 FREEHOLD

Seemingly ideal for a first-time purchase or buy to let investment is this beautifully presented three bedroom semi detached family home located on the popular Orwell Green development.

In addition to the three bedrooms the property benefits from off road parking, a south west facing rear garden, modern kitchen and a modern shower room.

The accommodation in brief comprises entrance hall, lounge/diner, kitchen, on the first floor are three bedrooms and a shower room. Heating is supplied in the form of modern electric radiators and windows are of double glazed construction.

The property is conveniently located within close proximity to a major supermarket, doctor's surgery and a pharmacy with links to the A14 also nearby. A viewing is highly recommended to appreciate the modern accommodation on offer.

UPVC ENTRANCE DOOR

Opening into :-

ENTRANCE HALLWAY

Laminate flooring, window to side aspect, stairs leading to the first floor and door opening into :-

LOUNGE/DINER 24' 9"x 12'2" reducing to 8' (7.54m x 2.44m)

Laminate flooring, three modern electric radiators, window to front aspect, TV point, under stairs storage cupboard, french doors to outside and an opening into :-

KITCHEN 9' 3" x 7' (2.82m x 2.13m)

Modern re-fitted kitchen comprising wooden fitted worktops with matching upstand, fitted shaker style units above and matching units and drawers below, butler sink with mixer tap and engrained single drainer, integrated appliances such as fridge/freezer, washing machine and Hotpoint electric oven with four ring electric hob and cooker hood above, laminate flooring, window to rear aspect.

FIRST FLOOR LANDING

Window to side aspect, access to the loft space, above stairs storage cupboard, airing cupboard housing hot water cylinder, doors to :-

BEDROOM ONE 12' 2" x 9' 3" (3.71m x 2.82m)

Window to rear aspect.

BEDROOM TWO 12' 5" x 8' 3" (3.78m x 2.51m)

Modern electric radiator, window to front aspect.

BEDROOM THREE 8' 7" x 6' 9" (2.62m x 2.06m)

Radiator to front aspect.

SHOWER ROOM 5' 10" x 5' 6" (1.78m x 1.68m)

Modern suite comprising low level WC, hand wash basin with tiled splashback, shower cubicle with electric shower over, electric heated towel rail, extractor, obscured window to the rear aspect.

OUTSIDE

To the front of the property is an open front garden, mainly laid to lawn and a block paved driveway enabling off road parking, side access gate, outside lighting.

The private rear garden is of south westerly aspect and is enclosed by fencing, mainly laid to lawn with established shrub and plant border, storage shed, two shingled areas, outside tap, outside lighting and outside socket.

COUNCIL TAX

Band 'B'





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

