



**38 Hintlesham Drive, Felixstowe, IP11 2YL**

**£340,000 FREEHOLD**

Located on the popular Orwell Green development in Felixstowe, a beautifully presented four bedroom, two reception room detached family home.



In addition to the four bedrooms the property benefits from off road parking, garage, a south easterly facing rear garden and an en-suite to bedroom one.

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

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

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

UPVC double glazed entrance door opening into :-

**ENTRANCE HALLWAY 11' 9" x 6' 3" (3.58m x 1.91m)**

Radiator, stairs leading up to the first floor, doors to :-

**CLOAKROOM 4' 6" x 2' 6" (1.37m x 0.76m)**

Modern re-fitted suite comprising low level WC with hand wash basin and mixer taps and storage cupboard below, tiled flooring, heated towel rail, obscured window to the front aspect.

**LOUNGE 14' 4" x 11' 5" (4.37m x 3.48m)**

Radiator, window to front aspect, TV point.

**KITCHEN 11' 2" x 8' 11" (3.4m x 2.72m)**

Fitted worktops with a tiled splashback, fitted storage units above and matching storage units and drawers below, stainless steel sink unit with mixer tap and single drainer, space and plumbing available for both a dishwasher and a washing machine, further space available for freestanding fridge, freezer and cooker, radiator, windows and door to rear aspect, and door to :-

**DINING ROOM 9' 8" x 8' 3" (2.95m x 2.51m)**

Laminate flooring, radiator, sliding door into rear garden.

**FIRST FLOOR LANDING 11' 11" x 2' 10" (3.63m x 0.86m)**

Airing cupboard housing hot water cylinder, doors to :-

**BEDROOM ONE 15' 4" x 10' 2" (4.67m x 3.1m)**

Radiator, ceiling fan light, window to front aspect, door to :-

**EN-SUITE SHOWER ROOM 8' 7" x 4' 10" (2.62m x 1.47m)**

Re-fitted suite comprising low level WC, hand wash basin with mixer tap and storage cupboard below, shower cubicle, fully tiled walls and floor, radiator, extractor, obscured window to the front aspect.

**BEDROOM TWO 11' 2" x 10' 10" reducing to 8' 5" (3.4m x 2.57m)**

Radiator, window to rear aspect.

**BEDROOM THREE 8' 11" x 8' (2.72m x 2.44m)**

Laminate flooring, radiator, window to front aspect, above stairs storage cupboard.

**BEDROOM FOUR 8' 7" x 7' 10" (2.62m x 2.39m)**

Radiator, window to rear aspect.



**FAMILY BATHROOM 6' 7" x 5' 7" (2.01m x 1.7m)**

Suite comprising low level WC, hand wash basin with mixer tap, panelled bath with mixer tap and shower over and part tiled wall, heated towel rail, extractor, obscured window to the rear aspect.

**OUTSIDE**

To the front of the property is an open front garden which is mainly laid to lawn, a driveway enabling off road parking and a pathway leading to the entrance door, side access gate, outside lighting.

The rear garden is of south easterly aspect and is of generous size, upon entering from the kitchen is a good size patio area and outside tap. The remainder of the garden is laid to lawn, enclosed by fencing, has an established plant and shrub border.

**GARAGE 18' 8" x 7' 11" (5.69m x 2.41m)**

Up and over door, lighting and power connected, gas boiler.

**COUNCIL TAX**

Band 'D'

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		









