



**12 Mill Lane, Felixstowe, IP11 7RN**

**£450,000 FREEHOLD**

**An exceptionally spacious semi-detached four bedroom double rounded bay house with parking and good-sized gardens located in a popular residential position within walking distance of both the main town centre and seafront.**

In addition to four good sized bedrooms further accommodation consists of large light and airy landings and reception hallways, a spacious lounge, separate dining room, fitted kitchen/breakfast room, utility room, first floor bathroom plus further en-suite shower room and additional ground floor shower room/cloakroom.

To the front of the property is a driveway comfortably enabling off street parking for 5 to 6 vehicles leading to a garage, whilst to the rear aspect is a good sized established enclosed garden.

Heating is supplied in the form of gas fired central heating to radiators and all windows are of UPVC double glazed construction.

Mill Lane is a popular and established residential location within walking distance of both the main town centre and seafront and is close to public transport links into Felixstowe and Ipswich.

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

#### **ORIGINAL ARCHED WOODEN ENTRANCE DOOR**

Leading to :-

#### **COMMUNAL HALLWAY 8' x 3' 7" (2.44m x 1.09m)**

With leaded stained glass windows and personal composite part-glazed door leading to :-

#### **RECEPTION HALLWAY 18' 7" x 12' 1" maximum (5.66m x 3.68m)**

Radiator, parquet flooring, staircase leading to first floor landing, wall light, under stairs storage cupboard, UPVC double glazed window and doors leading to :-

#### **SITTING ROOM 21' 7" x 17' into rounded bay (6.58m x 5.18m)**

Log burning stove set on open fireplace, arched display feature with storage cupboards beneath, window bench, radiator, UPVC double glazed windows to front and side aspects.

#### **DINING ROOM 16' 10" x 12' 1" (5.13m x 3.68m)**

Wall lights, log burning stove set on original fireplace, radiator, UPVC double glazed French doors leading to rear garden, also door leading to :-

#### **KITCHEN/BREAKFAST ROOM 16' 8" x 12' (5.08m x 3.66m)**

A spacious kitchen/breakfast room, consisting of single drainer, one and a half bowl sink unit with mixer taps and cupboard under, a range of fitted drawers, cupboards, units and worksurfaces, a Belling Range style cooker with tiled splashbacks and large Stoves extractor hood above, space for American style fridge/freezer, breakfast bar, fitted dresser with further drawers and storage cupboards above, recessed spotlights, tiled flooring, UPVC double glazed window overlooking rear garden, door leading into :-

#### **UTILITY ROOM 9' 4" x 6' 9" (2.84m x 2.06m)**

Fitted comprising a single drainer sink unit with cupboards under, fitted drawers, cupboards, units and work surfaces, plumbing for automatic washing machine, wall mounted Baxi boiler serving domestic hot water supply and central heating, UPVC double glazed window to rear aspect, UPVC double glazed door leading to outside, also door leading into :-

#### **SHOWER ROOM/CLOAKROOM 6' 8" x 3' 10" (2.03m x 1.17m)**

Fully tiled wall and floor surfaces comprising a double width shower cubicle with Triton shower inset and sliding screen, low level WC, wash hand basin with mixer taps and storage cupboards beneath, radiator, extractor fan, UPVC double glazed window.



**FIRST FLOOR LANDING 24' 5" maximum x 13' 10" maximum (7.44m x 4.22m)**

A light and airy landing with UPVC double glazed window allowing natural light access, wall lights, radiator, access to loft space, doors leading to :-

**BEDROOM 1 18' into bay x 16'9" into wardrobe recess reducing to x 14' 9" (5.49m x 4.5m)**

Two radiators, fitted slide robe style wardrobes with further storage space above, window bench, wall lights, UPVC double glazed windows to front and side aspects, and door leading to :-

**EN-SUITE SHOWER ROOM 6' 3" x 4' (1.91m x 1.22m)**

Fully tiled wall and floor surfaces, comprising a shower cubicle with shower inset, raised bowl wash hand basin with storage cupboard beneath, low level WC, heated towel rail/radiator, recessed spotlights.

**BEDROOM 2 12' 1" x 9' 9" plus wardrobe recess (3.68m x 2.97m)**

Fitted slide robe style wardrobes with further storage space above, radiator, UPVC double glazed window.

**BEDROOM 3 12' 2" x 7' 10" (3.71m x 2.39m)**

Radiator, UPVC double glazed window.

**BEDROOM 4 10' 1" x 8' 6" (3.07m x 2.59m)**

Radiator, UPVC double glazed window.

**BATHROOM 8' 5" x 8' 5" (2.57m x 2.57m)**

Fitted with a three piece suite with tiled floor surfaces and part-tiled wall surfaces, a raised freestanding bath with side mixer taps and shower attachment, large shower cubicle with Triton shower inset, Victorian style raised bowl wash hand basin with storage cupboards beneath, radiator, extractor fan, UPVC double glazed windows to rear and side aspects.

**SEPARATE WC 4' 10" x 3' 2" (1.47m x 0.97m)**

Tiled floor surfaces and part tiled wall surfaces, comprising low level WC, UPVC double glazed window.

**OUTSIDE**

The property stands recessed from Felixstowe's Mill Lane and has a good sized front garden, partly lawned but enclosed by fencing and with driveway comfortably enabling off street parking for at least 5 vehicles leading to pitched roof garage.

**GARAGE 18' 4" x 10' 4" (5.59m x 3.15m)**

Of brick construction with pitched roof, up and over door, light and power connected, windows to side aspect and personal door leading into rear garden.

**REAR GARDEN**

The property benefits from a good size rear garden, maximising the corner plot.

The garden is laid mainly to lawn, also has a patio/terrace, is enclosed by fencing, has a personal gate leading to the front garden and raised decking area housing log cabin style summer house (11' x 11') with light and power connected.

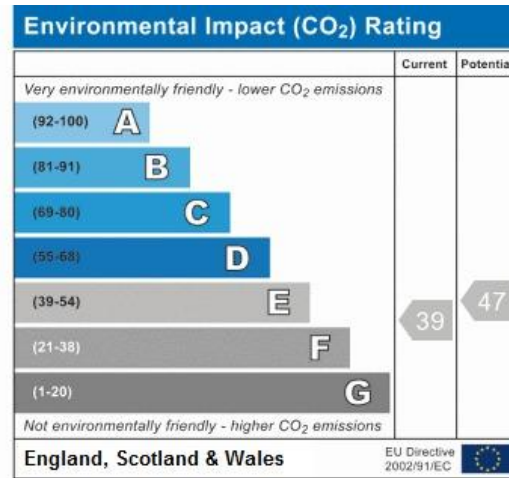
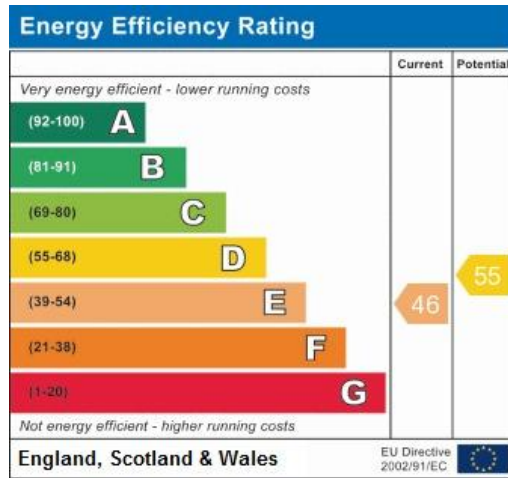
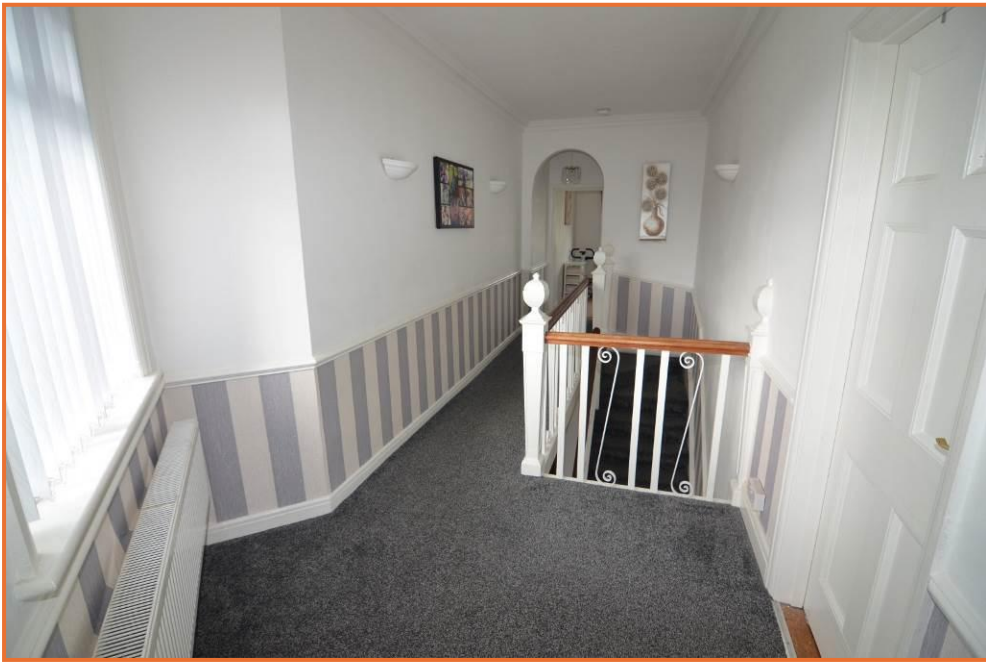
**COUNCIL TAX**

Band 'E'





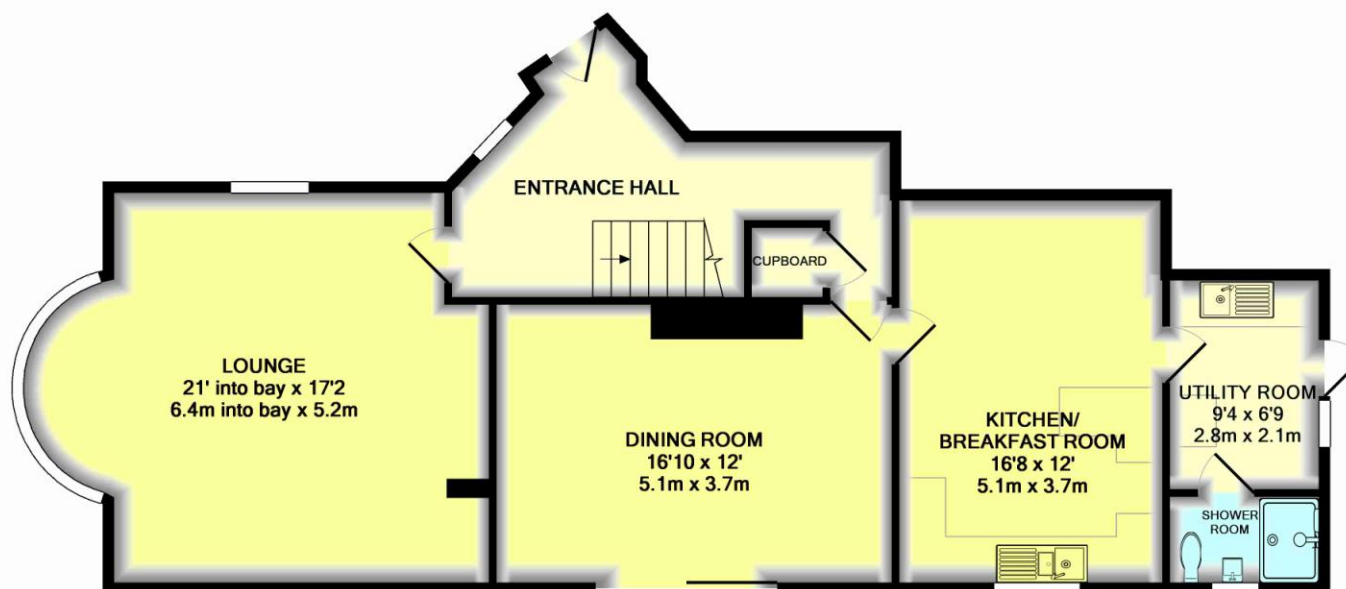




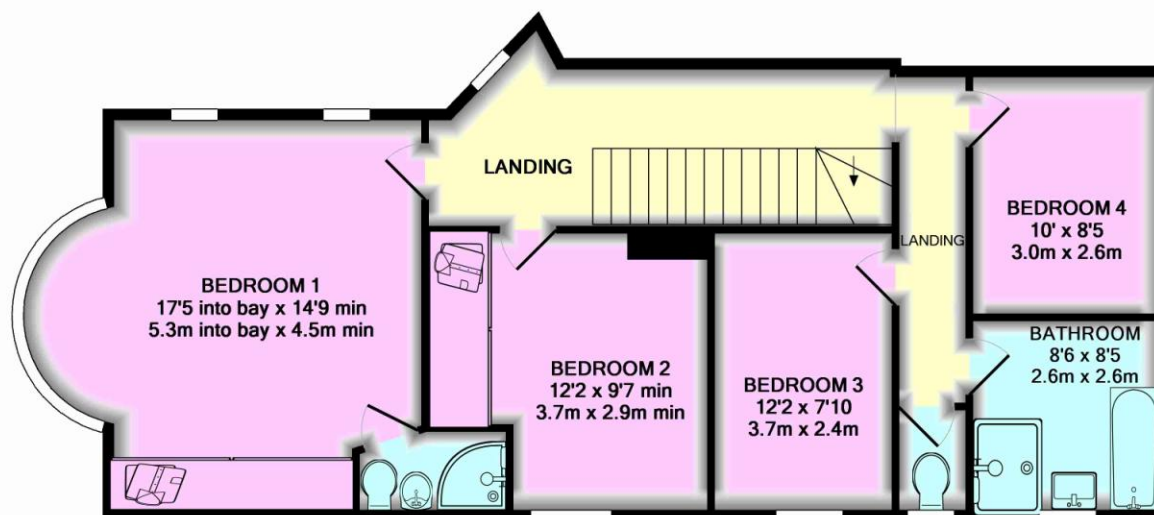








GROUND FLOOR



1ST FLOOR