



9a Maybush Lane, Felixstowe, IP11 7NA

£585,000 FREEHOLD

An individual modern detached bungalow built in 1985 by Corderwood Homes Ltd of traditional brick cavity wall construction with a part rendered and timber clad finish beneath a pitched tiled roof situated in one of Felixstowe's most sought after residential locations, a few minutes walk from Cobbolds Point.

The nicely proportioned and well designed accommodation briefly comprises, entrance porch, cloakroom, entrance hall, lounge, separate dining room, kitchen/breakfast room, three bedrooms, bathroom, driveway, garage and attractive rear garden.

Further benefits include, gas fired central heating and Upvc sealed unit double glazed windows.

The property is located in the sort after area of Old Felixstowe convenient for a useful parade of shops in High Road East, a few minutes walk to the Sea and promenade at Cobbold's Point and less than one mile from the main town centre shopping thoroughfare with a variety of independent and national stores available.

STORM PORCH

Upvc sealed unit double glazed door opening to

ENTRANCE PORCH 5' 6" x 4' 10" (1.68m x 1.47m)

Glazed panel door and matching side panel opening to the entrance hall and door to the cloakroom.

CLOAKROOM

(Also accessed from the master bedroom). Modern white suite comprising, wash hand basin water proof splashback, double door vanity cupboard below, low level W.C., heated towel rail/radiator, Upvc sealed unit double glazed window to the front aspect.

ENTRANCE HALL

Access to partly boarded loft space with pull down loft ladder. Radiator, telephone point, built in airing cupboard housing pre-insulated lagged hot water cylinder, pine slatted shelves, two built in double door wardrobe cupboards.

LOUNGE 23' x 16' 8" (7.01m x 5.08m)

Two radiators, ceiling coving and ceiling rose, T.V point, Upvc sealed unit double glazed window to the rear aspect and Upvc sealed unit double glazed patio door opening to the rear garden.

DINING ROOM 10' 6" x 8' 8" (3.2m x 2.64m)

Radiator, Upvc sealed unit double glazed window to the front aspect.

KITCHEN 14' 6" x 8' 8" (4.42m x 2.64m)

Fitted with a comprehensive range of modern units comprising base cupboards and drawers, work surfaces over, inset stainless steel single drainer one and a half bowl sink unit, mixer tap, tiled splash backs, matching eye level cupboards, ceiling spotlights, extractor fan, coved ceiling, space for electric cooker, Upvc sealed unit double glazed window to the side aspect, through way to

UTILITY ROOM 8' 10" x 5' 0" (2.69m x 1.52m)

Further range of matching cupboards including, base cupboard, pantry style cupboard and double door eye level cupboards, fitted work top, space and plumbing for automatic washing machine and dishwasher, space for tall fridge/freezer, coved ceiling, ceiling spotlights, Upvc sealed unit double glazed window and door opening to the side aspect.

BEDROOM 1 14' 8" max reducing to 12' 8" to face of wardrobes x 12' 2" (4.47m x 3.71m)

Comprehensive range of wood grain effect finished wardrobes to one wall, radiator, coved ceiling, ceiling rose, Upvc sealed unit double glazed window to the rear aspect.

BEDROOM 2 17' 2" x 10' 10" plus door recess (5.23m x 3.3m)

Fitted louvered door cupboard, radiator, Upvc sealed unit double glazed window to the front aspect, connecting door to the cloakroom.

BEDROOM 3 12' 0" x 11' 0" (3.66m x 3.35m)

Radiator, coved ceiling, ceiling rose, Upvc sealed unit double glazed window to the front aspect.

BATHROOM 9' 10" x 6' 10" (3m x 2.08m)

Fitted with a modern suite comprising panel bath with central mixer tap and shower attachment, low level W.C., pedestal wash hand basin, glazed corner shower cubicle with waterproof wall panels, Bristan shower unit, wall tiling, chrome heated towel rail/radiator, Upvc sealed unit double glazed window to the rear aspect.

OUTSIDE

The property is recessed from the road with an attractive garden comprising flowers and shrub borders, a mainly shingled driveway enabling off street parking for numerous vehicles leading to a;

SINGLE GARAGE

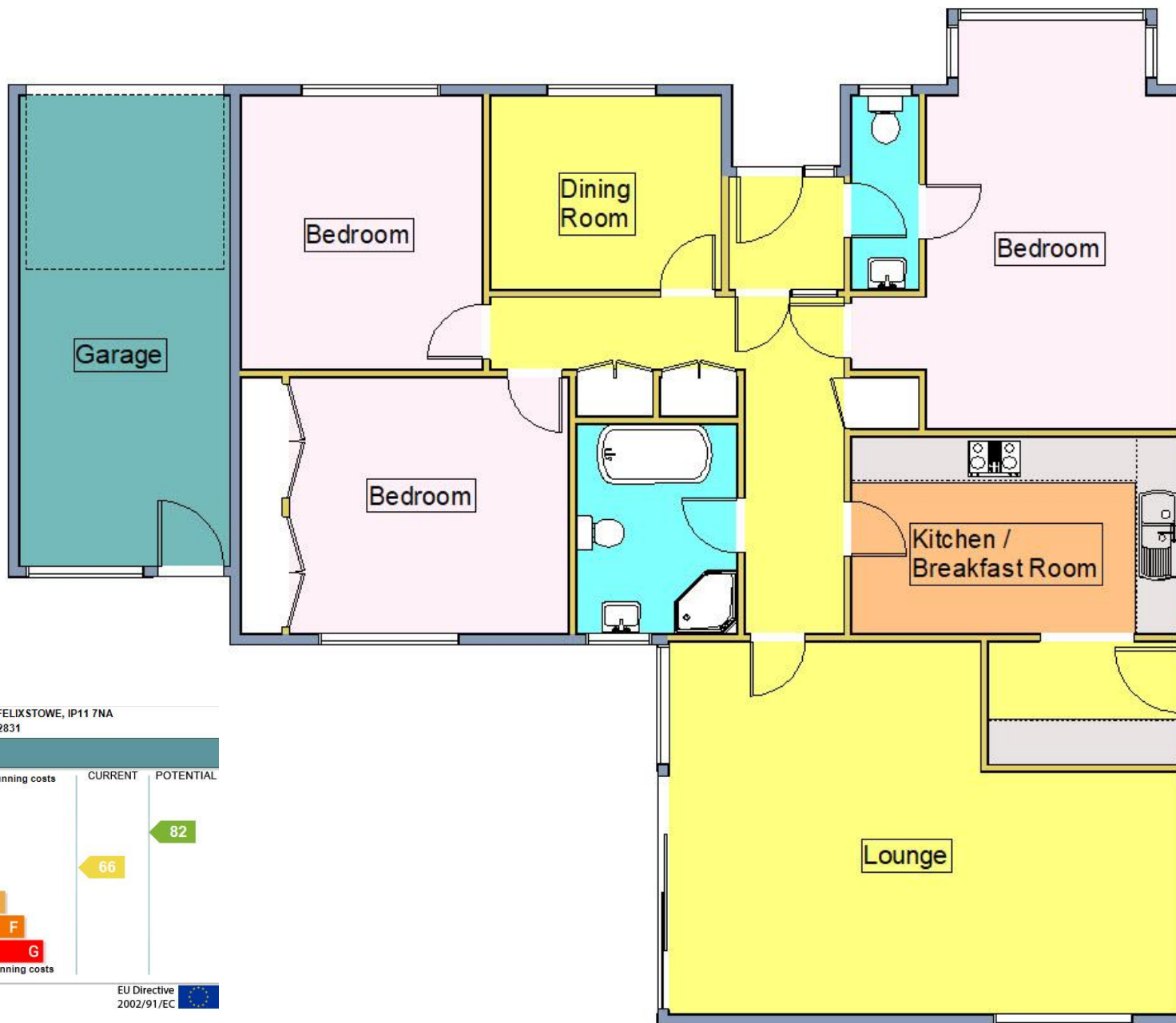
remote control roller door, power and light connected, upvc sealed unit double glazed window and door opening to the rear garden. Side gate to the left of the property with access to the rear garden.

To the rear of the property there is a mature, landscaped garden comprising, patio with climbing roses and shrubs and electric sun canopy. Lawn with shaped flower and shrub borders, established conifers and trees, timber trellis and paved area, adjacent shed, cold water tap, external lighting, timber fencing and trellis to the boundaries.









Address: 9a Maybush Lane, FELIXSTOWE, IP11 7NA
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