



30 Penfold Road, Felixstowe, IP11 7BP

£450,000 FREEHOLD

An attractive older style double bay fronted detached house of traditional brick cavity wall construction with rendered upper elevations beneath a pitched tiled roof.

The well-planned accommodation briefly comprises entrance hallway, lounge, dining room, kitchen with living area leading off, cloakroom, four bedrooms, bathroom and separate WC.

Further benefits of the property include two separate driveways enabling off street parking for two vehicles, an enclosed west facing rear garden, UPVC sealed unit double glazed windows and gas fired central heating via radiators with a combination boiler.

The property is ideally situated within two minutes walk from the main town centre thoroughfare with cinema, library, restaurants and cafes widely available and numerous national and high street shops.

COMPOSITE DOUBLE GLAZED ENTRANCE DOOR

Leaded light-stained glass double glazed panels.

ENTRANCE HALLWAY 16' 4" x 7' (4.98m x 2.13m)

Staircase leading to the first floor with two cupboards below, wood plank effect tiled flooring, radiator, LED ceiling spotlights, central heating thermostat.

LOUNGE 14' max into bay reducing to 12' x 12' (4.27m x 3.66m)

Marble fireplace surround with matching hearth, radiator, TV point, ceiling coving, UPVC sealed unit double glazed square bay and casement door to the rear aspect.

DINING ROOM 13' 10" into bay reducing to 12' x 12' (4.22m x 3.66m)

Radiator, coved ceiling, UPVC sealed unit double glazed bay window to the front aspect.

L-SHAPED KITCHEN/LIVING ROOM 19' 7" max reducing to 7'6 x 16' reducing to x 8' (5.97m x 2.44m)

Fitted with a comprehensive range of Farmhouse style units comprising base cupboards and drawers, saucepan drawers, wood block effect work surfaces, inset stainless steel single drainer one and a half bowl sink unit with mixer tap, tiled splashbacks, glazed display cupboards, space and plumbing for automatic washing machine, space for Range cooker, integrated dishwasher, space for fridge/freezer, stainless steel extractor hood, tiled wood plank effect floor, radiator, UPVC sealed unit double glazed windows to the front and rear aspect, UPVC sealed unit double glazed door opening to the side. Door to :-

REAR LOBBY

Tiled wood plank effect floor, door to :-

CLOAKROOM

White suite comprising low level WC, corner wash hand basin with mixer tap, part tiled walls, chrome heated towel rail/radiator, UPVC sealed unit double glazed window to the side aspect.

FIRST FLOOR GALLERY LANDING 16' 6" x 7' (5.03m x 2.13m)

LED ceiling spotlights, access to loft space, built in cupboard housing wall mounted combination gas fired boiler, UPVC sealed unit double glazed leaded light stained glass windows to the front aspect.

BEDROOM ONE 13' 10" into bay reducing to 12'2" x 12' (4.22m x 3.66m)

LED ceiling spotlights, radiator, UPVC sealed unit double glazed bay window to the front aspect.

BEDROOM TWO 12' 2" x 12' (3.71m x 3.66m)

Radiator, UPVC sealed unit double glazed window to the rear aspect.

BEDROOM THREE 13' 4" x 8' 4" (4.06m x 2.54m)

Radiator, UPVC sealed unit double glazed bay window to front aspect, built in single wardrobe cupboard.

BEDROOM FOUR 9' 8" x 7' 7" (2.95m x 2.31m)

Radiator, UPVC sealed unit double glazed window to the rear aspect.

BATHROOM

White suite comprising wood grain effect panelled bath with mixer tap and shower attachment, glazed folding shower screen, wash hand basin with mixer tap and vanity drawers below, mirror fronted medicine cabinet with downlighters, fully tiled walls, tiled floor, chrome heated towel rail/radiator, LED ceiling spotlights, extractor fan, UPVC sealed unit double glazed window to the rear aspect.

SEPARATE WC

Low level WC, wood plank effect flooring, heated towel rail/radiator, UPVC double glazed window to side aspect.

OUTSIDE

The property has a low maintenance style front garden with two block paved driveways enabling off street parking for two vehicles, red brick wall to the front boundary, block paved pathway leading to the entrance door, side gate, access to the rear.

To the rear of the property there is a west facing garden, measuring approx 45' width x approx 38' depth, comprises pea shingled area, lawn, shrub borders, established shrub trees, timber fencing to the boundaries, cold water tap, brick built store, external lighting.

COUNCIL TAX

Band 'D'









