



85 Garrison Lane, Felixstowe, IP11 7RW

£425,000 FREEHOLD

Located within close proximity of the Felixstowe town centre, a 1930s extended double bay fronted three bedroom detached family home.

In addition to the three bedrooms this characterful property benefits from garage, off road parking and a private west facing rear garden.

The accommodation in brief comprises entrance porch, entrance hall, dining room, lounge, kitchen, breakfast room, conservatory, shower room, utility room. Upstairs on the first floor are three bedrooms and a family bathroom. Heating is supplied in the form of gas fired central heating to radiators and windows are of double glazed construction.

Being on Garrison Lane the property is within a short distance from Felixstowe main town centre and beach and seafront.

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

OPEN ARCHED STORM PORCH

Chequered style flooring and original entrance door opening into :-

ENTRANCE HALLWAY 13' 55" x 9' (5.36m x 2.74m)

Original wood flooring, radiator, stained glass effect window to front aspect, stairs leading up to the first floor with an under stairs storage cupboard, picture rail and doors to :-

DINING ROOM 13' 10" x 12' 10" into the bay (4.22m x 3.91m)

Bay window to the front aspect, radiator, picture rail.

LOUNGE 14' 1" x 10' 11" (4.29m x 3.33m)

Radiator, TV point, picture rail, electric feature fireplace, sliding doors opening into :-

CONSERVATORY 13' 1" x 8' 9" (3.99m x 2.67m)

Brick built base conservatory with UPVC windows and doors overlooking the rear garden, under floor heating and double doors opening into :-

KITCHEN/BREAKFAST ROOM 24' x 9' 2" (7.32m x 2.79m)

Fitted worktops with a tiled splashback, fitted storage units above and matching storage units and drawers below, composite one and a half bowl sink unit with mixer tap and single drainer, space and plumbing available for a dishwasher, space for Range cooker with cooker hood above, under counter lighting, two radiators, spotlights, window to rear aspect, door into :-

UTILITY ROOM 13' 4" reducing to 7'1" x 8' 7" (4.06m x 2.62m)

Fitted worktops with a tiled splashback, fitted storage units above and matching units and drawers below, stainless steel sink unit with mixer tap and single drainer, space and plumbing available for a washing machine, spotlights, extractor, tiled flooring, windows and door to rear aspect, additional Velux window, service door into garage and door to :-

SHOWER ROOM 5' 9" x 4' 10" (1.75m x 1.47m)

Suite comprising low level WC, corner hand wash basin with mixer tap and corner shower cubicle with electric shower over, fully tiled walls and floor, shaver point, heated towel rail, extractor, Velux window.

FIRST FLOOR LANDING

Window half way upstairs to side aspect, picture rail, access to loft space, larger than usual airing cupboard housing hot water cylinder and doors to :-

BEDROOM ONE 13' 10" x 12' 9" into the bay (4.22m x 3.89m)

Bay window to the front aspect, radiator, picture rail.

BEDROOM TWO 12' x 11' (3.66m x 3.35m)

Radiator, window to rear aspect, picture rail, ceiling fan light.

BEDROOM THREE 11' x 8' 8" (3.35m x 2.64m)
Radiator, window to rear aspect, picture rail, ceiling fan light.

BATHROOM 8' 2" x 5' 11" (2.49m x 1.8m)
Art Deco style suite comprising low level WC, hand wash basin, panel bath with shower over, part tiled walls, heated towel rail, extractor, obscured window to rear aspect.

OUTSIDE
The front of the property offers ample off-road parking, a low brick wall to front boundary and a decorative shingle area.

The rear garden is of westerly aspect, relatively private and is mainly laid to lawn with established shrub and plant border, Mirabelle plum tree, decking area with raised flower beds, two outside power sockets, outside tap, outside lighting, a garden shed and the garden is enclosed by fencing.

GARAGE 17' 2" x 11' 5" (5.23m x 3.48m)
Larger than average garage with light and power connected, up and over door, service door to the front of the property, Vaillant boiler located in garage.

COUNCIL TAX
Band 'D'











