



40 Tomline Road, Felixstowe, IP11 7PA

£575,000 FREEHOLD

Offered for sale with no onward chain and located within close proximity to Felixstowe town centre and seafront is this beautifully presented detached four double bedroom family home.

In addition to the four double bedrooms the property benefits from two reception rooms, a modern open plan kitchen/dining room, ample off road parking with an 'in and out' driveway, double garage and a modern family bathroom with two additional en-suites. Furthermore there is a well presented west facing rear garden,

The accommodation in brief comprises entrance hall, cloakroom, lounge, snug, kitchen/diner, study, upstairs are four bedrooms (with en-suites to bedrooms one and two) 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 located on Tomline Road the property is conveniently located within close proximity to Felixstowe town centre, beach seafront, train station and local schooling.

A viewing is highly recommended to appreciate the modern and spacious accommodation that this family home has on offer.

COMPOSITE ENTRANCE DOOR Opening into :-

ENTRANCE HALLWAY 21' 9" x 5' (6.63m x 1.52m)

Tile effect flooring, radiator, stairs leading up to the first floor, spotlights and doors to:

CLOAKROOM 6' 7" x 2' 9" (2.01m x 0.84m)

Suite comprising low level WC, hand wash basin with mixer tap, heated towel rail, tiled flooring, spotlights, obscured window to side aspect.

LOUNGE 18' 8" x 13' 10" (5.69m x 4.22m)

Radiator, window to front aspect, TV point, gas flame effect feature fire.

SNUG 15' 1" x 8' (4.6m x 2.44m)

Radiator, window to front aspect, obscured window to side aspect, TV point, spotlights, under stairs storage.

KITCHEN/DINER 26' 3" x 13' 2" (8m x 4.01m)

Quartz fitted worktops with matching upstand, high gloss white handleless storage units above and matching storage units and drawers below, breakfast bar area, composite one and a half bowl sink unit with single drainer with Kettle boiling water mixer tap, integrated appliances such as fridge/freezer, dishwasher and washer/dryer, eye level AEG double oven with warming drawer and microwave combi, four ring induction hob with floating cooker hood above, wine cooler, tiled flooring, two radiators, spotlights, windows to rear aspect, bi-folding doors to rear aspect and door to :-

STUDY 8' 11" x 8' 1" (2.72m x 2.46m)

Radiator, TV point, window to rear aspect.

FIRST FLOOR LANDING

On the half step is a window to the side aspect, radiator, storage cupboard, access to the loft space and doors to :-

BEDROOM ONE 13' 10" x 13' 3" (4.22m x 4.04m)

Spotlights, radiator, window to rear aspect, door to :-

EN-SUITE SHOWER ROOM 10' x 3' (3.05m x 0.91m)

Modern re-fitted suite comprising low level WC, vanity hand wash basin with waterfall style mixer tap and storage drawer below, large walk in shower with rain forest shower head, part tiled walls, extractor, heated towel rail, tiled flooring.

BEDROOM TWO 13' 3" x 12' 1" (4.04m x 3.68m)

Spotlights, radiator, window to rear aspect, door to :-

EN-SUITE SHOWER ROOM 7' 9" x 2' 7" (2.36m x 0.79m)

Modern re-fitted suite comprising low level WC, vanity hand wash basin with waterfall style mixer tap and storage drawer below, shower cubicle with tiled surround, part tiled walls, tiled flooring, heated towel rail, spotlights, extractor.

BEDROOM THREE 12' x 12' (3.66m x 3.66m)

Spotlights, radiator, window to front aspect.

BEDROOM FOUR 13' 10" x 9' 9" plus door recess (4.22m x 2.97m)

Spotlights, radiator, window to front aspect.

FAMILY BATHROOM 10' 1" x 8' 5" (3.07m x 2.57m)

Modern suite comprising low level WC, twin sinks both with mixer taps, slipper style bath with freestanding central mixer tap and shower head attachment, separate corner shower cubicle, tiled flooring, tiled walls, heated towel rail, spotlights, extractor, shaver point, obscured window to the side aspect.

OUTSIDE

To the front of the property, it has been fully block paved to allow ample off road parking via the in and out driveway with two gated access points, car charger point.

The west facing rear garden is enclosed by fencing and upon entering from the kitchen/diner is a good size patio area which opens out onto the remainder of the garden which is mainly laid to lawn with raised flower beds, storage shed, outside taps, lighting and double sockets, side access gate and service door into:

DOUBLE GARAGE 21' 8" x 14' 10" (6.6m x 4.52m)

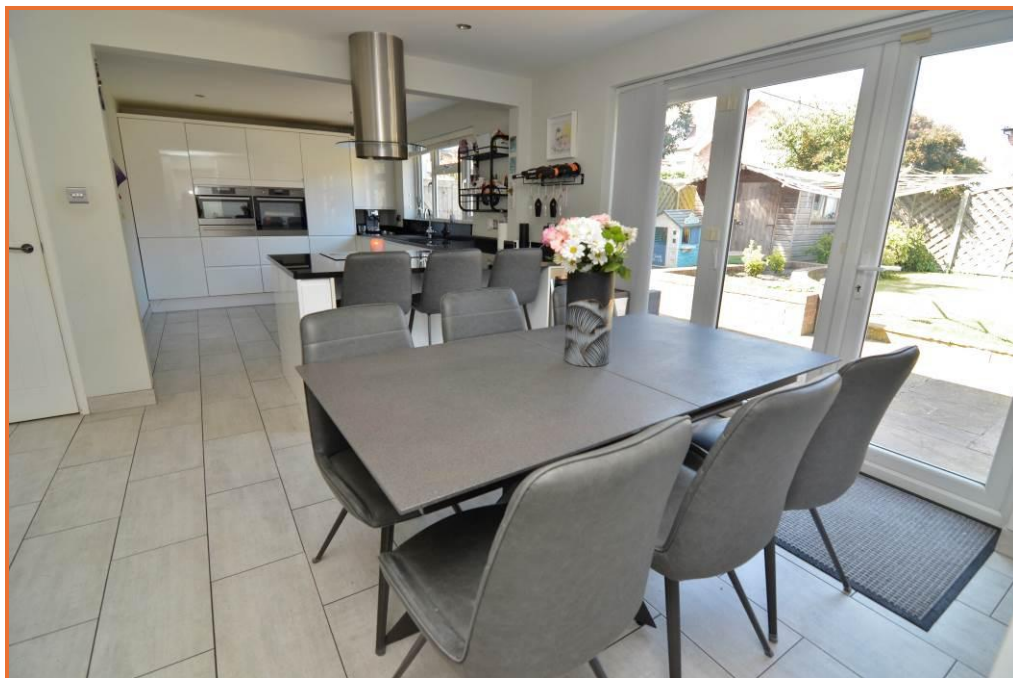
Electric roller door, light and power connected, currently being used as a home gym.

COUNCIL TAX

Band 'E'

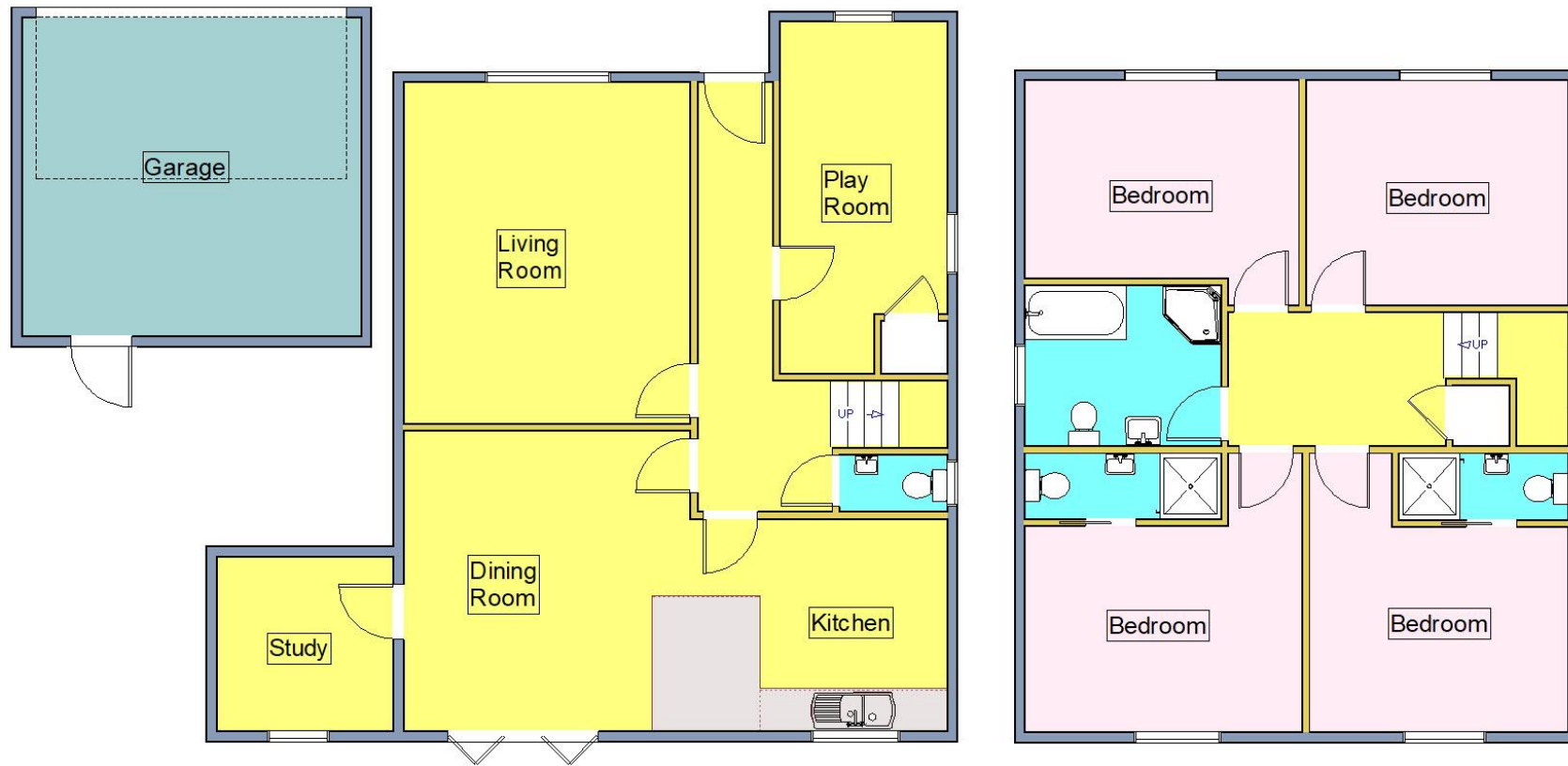












Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		