



## 2A Chaucer Road, Felixstowe, IP11 7RS

**£410,000 FREEHOLD**

An individual and extended well presented modern detached bungalow built in the 1970s of traditional brick cavity wall construction beneath a pitched tiled roof.



The accommodation briefly comprises entrance hall, lounge, dining room, utility room, modern fitted kitchen and bathroom, two double bedrooms and separate cloakroom.

Further benefits include a block paved driveway, single garage, landscaped gardens offering a good degree of privacy to the rear, UPVC double glazed windows and gas fired central heating with a modern combination boiler.

Chaucer Road is a quiet residential road conveniently situated within approximately half a mile from both the seafront, promenade and town centre with a variety of facilities, amenities and shops available.

#### **COMPOSITE DOUBLE GLAZED ENTRANCE DOOR**

With leaded light panels and UPVC sealed unit double glazed windows opening to :-

#### **ENTRANCE HALLWAY 25' 6" max x 4' 6" (7.77m x 1.37m)**

Radiator, picture rail, coved ceiling, access to loft space with pull down loft ladder, built in shelved linen cupboard.

#### **CLOAKROOM**

Coloured suite comprising low level WC, wash hand basin, tiled splashback, radiator, extractor fan.

#### **LOUNGE 15' x 12' 10" (4.57m x 3.91m)**

Fireplace surround, radiator, TV point, UPVC sealed unit double glazed windows to the front and side aspect.

#### **KITCHEN 10' 6" x 10' 1" (3.2m x 3.07m)**

Re-fitted with a comprehensive range of Farmhouse style units comprising base cupboards and drawers, two corner carousel units, pull out pantry unit, matching eye level cupboards, saucepan drawers, work surfaces over, inset ceramic single bowl single drainer sink unit with mixer tap, tiled splashbacks, built in double oven, Neff gas four ring hob with concealed extractor hood over, cupboard housing wall mounted Vaillant combination boiler, space and plumbing for automatic dishwasher, space for tall fridge/freezer, radiator, UPVC sealed unit double glazed window to the front aspect.

#### **DINING ROOM 14' 3" x 7' 6" (4.34m x 2.29m)**

Radiator, UPVC sealed unit double glazed window to the rear aspect, UPVC sealed unit double glazed door opening to the rear garden, glazed panel door opening to :-

#### **UTILITY ROOM 7' 8" x 7' 2" (2.34m x 2.18m)**

Fitted with a range of modern units with light oak trim comprising base cupboards and drawers with work surfaces over, inset ceramic single bowl sink unit with mixer tap, tiled splashback, matching eye level cupboards, pantry cupboard, space and plumbing for automatic washing machine, radiator, personal door to the garage, UPVC sealed unit double glazed window to the rear aspect.

#### **BEDROOM ONE 12' 6" x 10' 4" (3.81m x 3.15m)**

Range of fitted wardrobes, radiator, UPVC sealed unit double glazed window to the rear aspect.

#### **BEDROOM TWO 10' 10" x 10' 6" (3.3m x 3.2m)**

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



BATHROOM

Modern white suite comprising panelled bath with mixer tap and shower attachment, wash hand basin, low level WC, walk in shower area with non slip flooring and floor drainage, mixer shower unit, fully tiled walls, radiator/heated towel rail, LED ceiling spotlights, UPVC sealed unit double glazed window to the side aspect.

OUTSIDE

To the front of the property there is an attractive landscaped garden laid to lawn with well stocked flower and shrub borders, block paved pathway and driveway enabling off street parking for two vehicles and access to an attached single garage with up and over door, power and light connected, personal door opening to the utility room.

To the rear of the property there is an attractive landscaped garden offering a good degree of privacy comprising flagstone style paved patio, lawn, flower beds, external lighting, timber fencing to the boundaries.

COUNCIL TAX

Band 'C'











