



**68 Westmorland Road, Felixstowe, IP11 9TW**

**£325,000 FREEHOLD**

**Offered for sale with no onward chain a modern detached bungalow built in the 1970s of traditional buff coloured brick cavity wall construction beneath a pitched tiled roof.**

The accommodation briefly comprises entrance porch, lounge/dining room, kitchen, inner hall, three bedrooms and shower room.

Further benefits include UPVC sealed unit double glazed windows, gas fired central heating, a driveway enabling off street parking, single garage and enclosed west facing rear garden offering a good degree of privacy.

The property is situated in a popular and generally sought after residential location in Old Felixstowe, less than a quarter of a mile from Felixstowe's golf course, cliff tops, sea and promenade and is approximately one and a half miles from Felixstowe's main town centre with a variety of local shops, stores and amenities available.

#### **UPVC SEALED UNIT DOUBLE GLAZED ENTRANCE DOOR**

Opening to :-

#### **ENTRANCE PORCH**

Of UPVC sealed unit double glazed construction with UPVC sealed unit double glazed door with leaded light-stained glass panel opening to :-

#### **ENTRANCE HALLWAY**

Radiator, built in double door cloaks cupboard with double cupboard over, glazed panel door opening to :-

#### **LOUNGE/DINING ROOM 21' 7" x 13' 6" (6.58m x 4.11m)**

Wall mounted electric fire, two radiators, TV point, built in cupboard housing Ideal Mexico gas fired boiler, UPVC sealed unit double glazed windows to the front and side aspect, part glazed door opening to the inner hallway and part glazed sliding door opening to :-

#### **KITCHEN 12' 2" x 8' 2" (3.71m x 2.49m)**

Fitted with a range of wood grain effect finished units comprising base cupboards and drawers with work surfaces over, inset stainless steel single drainer one and a half bowl sink unit with mixer tap, tiled splashbacks, matching eye level cupboards, built in Hotpoint double oven, electric four ring hob with concealed extractor hood over (untested), space for tall fridge/freezer, space and plumbing for automatic washing machine, UPVC sealed unit double glazed window to the side aspect and personal door to the garage.

#### **INNER HALLWAY (LEADING FROM THE LOUNGE)**

Built in airing cupboard housing pre-insulated lagged hot water cylinder, central heating and hot water programmer, radiator, access to loft space.

#### **BEDROOM ONE 14' 2" x 9' 7" (4.32m x 2.92m)**

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

#### **BEDROOM TWO 11' 8" x 9' 10" (3.56m x 3m)**

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

#### **BEDROOM THREE 9' 4" x 6' 7" (2.84m x 2.01m)**

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

#### **SHOWER ROOM**

White suite comprising glazed walk-in shower cubicle with mixer shower, wash hand basin with mixer tap and cupboards below, part tiled walls, radiator, UPVC sealed unit double glazed window to the side aspect, throughway to :-

Low level WC, further wash hand basin with mixer tap and tiled splashback, UPVC sealed unit double glazed window to the side aspect.



OUTSIDE

To the front of the property there is an open plan mainly shingled and paved garden with driveway enabling off street parking, side gate leading to the rear garden.

SINGLE GARAGE 16' x 12'6" max reducing to 9' 2" (4.88m x 2.79m)

Electric up and over door, power and light connected, UPVC sealed unit double glazed window and door opening to the rear garden.

To the rear of the property there is an enclosed unoverlooked west facing garden in need of some attention, comprising paved patio areas and a considerable variety of mature flowers and shrubs, two timber storage sheds and external light.

COUNCIL TAX Band 'D'



Address: 68 Westmorland Road, FELIXSTOWE, IP11 9TW  
RRN: 4000-0084-0622-2506-3553











