



10 Barons Close, Felixstowe, IP11 9NL

£269,950 FREEHOLD

Offered for sale with no onward chain, a modern detached two bedroom bungalow built in the early 1970s of traditional brick cavity wall construction beneath a pitched tiled roof, with a flat roof extension to the rear aspect providing additional living accommodation



The accommodation briefly comprises entrance hall, lounge, sitting room, kitchen, two bedrooms and shower room. Further benefits include gas fired central heating via radiators, mainly double glazed windows, a driveway with parking space for two vehicles, single garage and low maintenance rear garden.

The property is situated in a residential cul-de-sac in the popular area of Old Felixstowe a few minutes walk from the cliff tops and sea, in addition to being less than a quarter of a mile from a parade of shops and facilities in High Road East.

UPVC SEALED UNIT DOUBLE GLAZED ENTRANCE DOOR Opening to :-

ENTRANCE HALLWAY

Radiator, UPVC sealed unit double glazed windows to the front aspect.

LOUNGE 18' x 11' (5.49m x 3.35m)

Tiled fireplace surround with matching hearth, two radiators, UPVC sealed unit double glazed windows to the side aspect and UPVC sealed unit double glazed french doors opening to the rear garden.

SITTING ROOM 21' x 8' 8" (6.4m x 2.64m)

Two radiators, UPVC sealed unit double glazed windows and french doors opening to the rear garden.

KITCHEN 10' 10" x 7' 6" (3.3m x 2.29m)

Fitted with a range of modern high gloss units with brushed stainless steel handles comprising base cupboards and drawers with work surfaces over, inset stainless steel single drainer sink unit with mixer tap, tiled splashbacks, matching eye level cupboards, built in stainless steel single oven, gas four ring hob with concealed extractor hood over, space for tall fridge/freezer, space and plumbing for automatic washing machine, LVT flooring, UPVC sealed unit double glazed window to the front aspect.

BEDROOM 1 14' x 9' 10" (4.27m x 3m)

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

BEDROOM 2 10' x 8' 6" (3.05m x 2.59m)

Built in double door wardrobe cupboard with cupboards over, built in airing cupboard housing pre-insulated lagged hot water cylinder, aluminium sliding patio doors opening to the sitting room.

SHOWER ROOM 6' 4" x 6' 3" (1.93m x 1.91m)

Re-fitted suite comprising glazed corner shower cubicle with Mira event shower, pedestal wash hand basin, low level WC, fully tiled walls, chrome heated towel rail/radiator, window to the rear aspect.

OUTSIDE

The property is recessed from the road with a low maintenance style garden comprising shingled areas interspersed with shrubs and conifers, adjacent herringbone style block paved driveway leading to a single garage with up and over door, double doors to the rear.

To the rear of the property there is a low maintenance style garden measuring 38' in width x 36' maximum in depth comprising paved patio area, slate chippings, timber shed, external lighting, greenhouse and rear gate access.

COUNCIL TAX

Band 'C'







