



SB
Scott Beckett
Estate Agents



4 Yeoman Road, Felixstowe, IP11 2PY

GUIDE PRICE £300,000 FREEHOLD

**** DEVELOPMENT OPPORTUNITY **** A single bay fronted older style semi-detached house of rendered brick construction beneath a pitched roof and adjacent building plot with detailed planning permission for a detached bungalow (East Suffolk Council Ref. DC/24/1822/FUL)

4 YEOMAN ROAD, FELIXSTOWE, IP11 2PY

The accommodation briefly comprises, entrance porch, entrance hall, through lounge/dining room, good size kitchen, modern ground floor bathroom and three first floor bedrooms.

Further benefits include, gas fired central heating via radiators, UPVC sealed unit double glazed windows and a rear garden measuring approximately 60' maximum in depth.

Yeoman Road is a residential cul-de-sac conveniently located within walking distance to Grange Stores, less than half a mile from Morrisons supermarket and less than one and a half miles from Felixstowe's town centre shopping thoroughfare.

UPVC DOUBLE GLAZED ENTRANCE DOOR

Opening to :-

ENTRANCE PORCH

Quarry tiled floor with UPVC sealed unit double glazed windows to the front and side aspect, UPVC sealed unit double glazed door opening to :-

ENTRANCE HALLWAY

Staircase leading to the first floor with storage cupboard below, radiator.

LOUNGE 22' 4" into bay reducing to 20'3" x 12' (6.81m x 3.66m)

Brick fire place surround with Parkray fire, two radiators, UPVC sealed unit double glazed bay window to the front aspect, door to :-

KITCHEN 13' 3" x 10' 6" (4.04m x 3.2m)

Fitted with a comprehensive range of light oak units comprising base cupboards and drawers, saucepan drawers, work surfaces over, inset stainless steel single drainer one and a half bowl sink unit with mixer tap, matching eye level cupboards, built in Bosch stainless steel single oven, ceramic four ring hob with concealed extractor hood over, integrated fridge/freezer, matching eye level cupboards, radiator, UPVC sealed unit double glazed windows to the rear inside aspect, UPVC sealed unit double glazed door opening to the rear garden.

BATHROOM

Modern white suite comprising P-shaped panel bath with mixer shower over, glazed curved shower screen, WC with concealed cistern, wash hand basin with mixer tap and high gloss finished vanity cupboards below, electric shaver point, radiator, heated towel rail, LED ceiling spotlights, UPVC sealed unit double glazed windows to the side and rear access.

FIRST FLOOR LANDING

Access to loft space, built in airing cupboard housing pre-insulated lagged hot water cylinder, wall mounted Potterton gas fired boiler.

BEDROOM ONE 18' 3" max reducing to 12' x 10' (5.56m x 3.05m)

Built in double door wardrobe, radiator, two UPVC sealed unit double glazed windows to the front aspect.

BEDROOM TWO 10' x 10' (3.05m x 3.05m)

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

BEDROOM THREE 8' 2" x 7' 2" (2.49m x 2.18m)

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

OUTSIDE

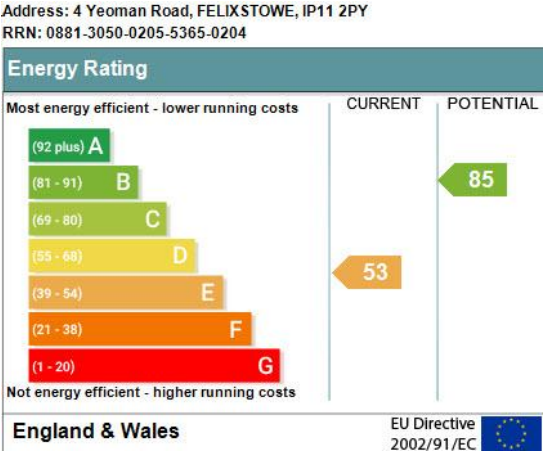
To the front of the property there is a shingled garden and driveway enabling off street parking for two vehicles.

To the rear of the property there is a garden measuring approximately 65' in depth maximum reducing to approximately 52' comprising paved patio area and a garden which is currently in need of attention, enclosed by timber fencing.

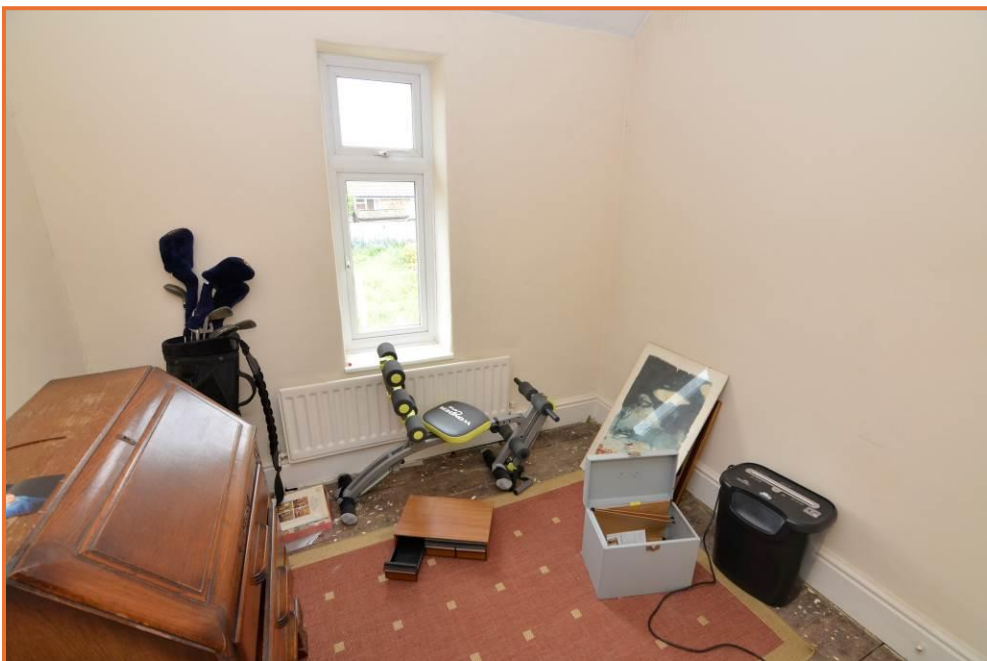
COUNCIL TAX - Band 'C'

BUILDING PLOT

Adjacent to 4 Yeoman is this single plot with detailed planning permission for a detached bungalow with accommodation briefly comprising entrance hall, cloakroom, open plan kitchen/dining/living space, two bedrooms, en-suite shower room, bathroom, and off street potentially for two vehicles (East Suffolk Council Reference DC/24/1822/FUL).











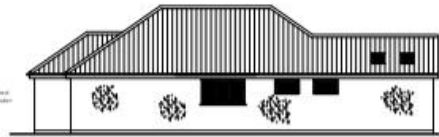
EXISTING FRONT ELEVATION 1:100



PROPOSED STREET SCENE 1:200



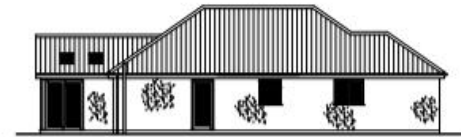
PROPOSED FRONT ELEVATION 1:100



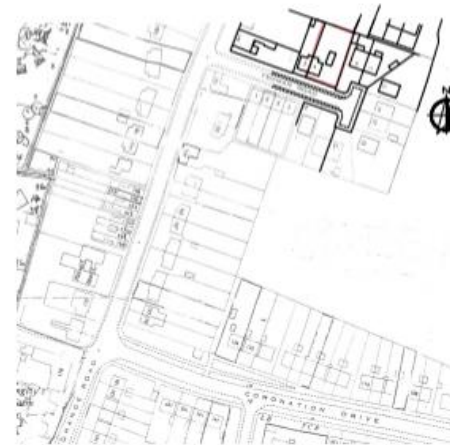
PROPOSED SIDE ELEVATION 1:100



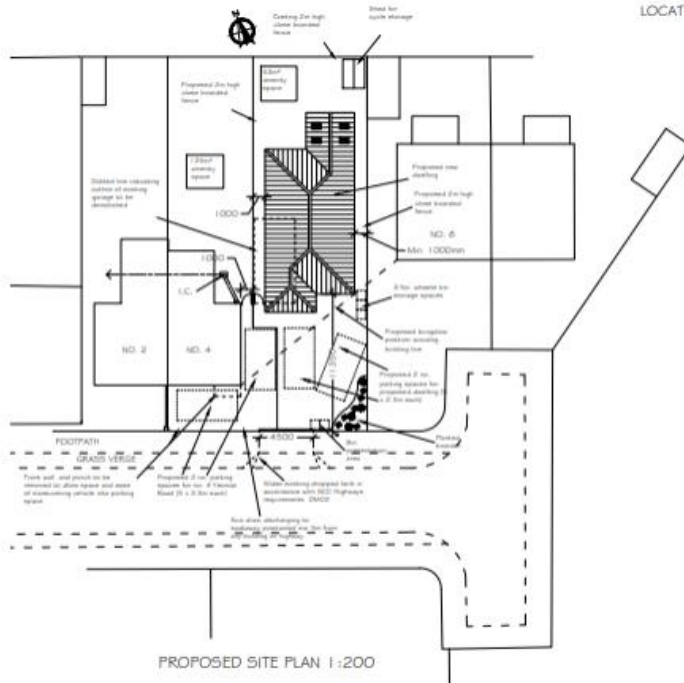
PROPOSED REAR ELEVATION 1:100



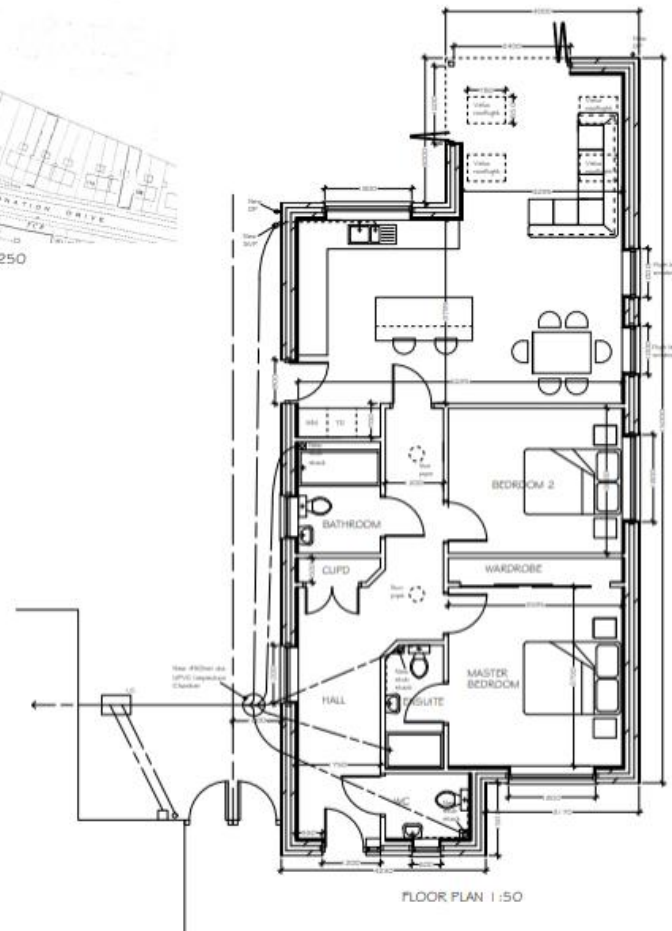
PROPOSED SIDE ELEVATION 1:100



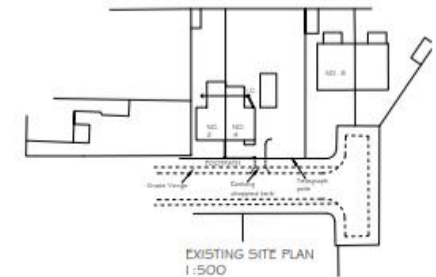
LOCATION PLAN 1:1250



PROPOSED SITE PLAN 1:200



FLOOR PLAN 1:50



EXISTING SITE PLAN 1:500

Client Name and Site Address Mr P Bryant 4 Yeoman Road Felixstowe Suffolk IP11 2PY		Scale Bars 0 10 20 30 40 50 60 70 80 90 100 1:500 0 10 20 30 40 50 60 70 80 90 100 1:1250 0 10 20 30 40 50 60 70 80 90 100 1:500
Project Proposed detached bungalow on severed garden		
Drawing Number 23/11/0050	Scales 1:50, 1:100, 1:1250	Paper Size A1
Architect C	Drawn S.B.	

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