



## 20 Church Road, Felixstowe, IP11 9NF

**£465,000 FREEHOLD**

Benefiting from a good size established enclosed garden and from being located in a popular non estate location in Old Felixstowe, a spacious detached four-bedroom family home with garage and parking for numerous vehicles

In addition to four good size bedrooms additional accommodation consists of entrance hall, cloakroom, lounge, dining room, fitted kitchen, spacious landing and first floor bathroom.

Heating is supplied in the form of gas fired central heating to radiators and windows are of double glazed construction.

Externally the property stands recessed from Church Road and has parking for numerous vehicles to the front aspect whilst the rear garden is a good size, well established and well maintained and is fully enclosed.

Church Road is a popular residential location in Old Felixstowe and ideally situated for access to the seafront at Cliff Road or Cobbolds Point and also approximately 1.25 miles from the main town centre.

Offered for sale with vacant possession and no onward chain an internal inspection is advised to appreciate the accommodation on offer.

**UPVC DOUBLE GLAZED ENTRANCE DOOR** Leading to :-

**ENTRANCE PORCH 7' 10" x 7' 1" (2.39m x 2.16m)**

Tiled flooring, part glazed door leading to the rear garden, part glazed door leading into the garage and UPVC double glazed door with leaded stained glass panel leading to :-

**ENTRANCE HALLWAY 12' 5" x 6' (3.78m x 1.83m)**

Parquet flooring, staircase leading to first floor landing, central heating thermostat, radiator, under stairs storage cupboard, doors leading to :-

**CLOAKROOM 6' x 5' 3" (1.83m x 1.6m)**

Tiled flooring and part tiled wall surfaces, white suite comprising low level WC and wash hand basin, radiator, UPVC double glazed window to side aspect.

**LOUNGE Approx 19' 9" x 10' 10" (6.02m x 3.3m)**

Two radiators, flame effect gas fire, UPVC double glazed patio doors to both side and rear aspects leading to outside.

**DINING ROOM 12' 9" x 10' (3.89m x 3.05m)**

Radiator, UPVC double glazed window to front aspect.

**KITCHEN 12' 8" max reducing to 10' 2" x 10' (3.86m x 3.05m)**

Fitted comprising a single drainer sink unit with mixer tap and cupboards under, fitted drawers, cupboards, units and work surfaces, integrated refrigerator, plumbing for automatic washing machine, built in boiler cupboard housing Ideal boiler serving domestic hot water supply and central heating, also built in airing cupboard housing hot water cylinder, radiator, UPVC double glazed window to side aspect, UPVC double glazed door leading to side entrance porch.

**FIRST FLOOR LANDING 14' x 6' (4.27m x 1.83m)**

Access to loft space, UPVC double glazed window to side aspect, doors leading to :-

**BEDROOM ONE 12' 9" into wardrobe recess reducing to 10' 9" x 10' (3.89m x 3.05m)**

Fitted wardrobes, radiator, UPVC double glazed window to front aspect.

**BEDROOM TWO 12' 9" x 9' 4" (3.89m x 2.84m)**

Radiator, UPVC double glazed window to side aspect.

**BEDROOM THREE 11' max reducing to 8' x 10' 5" (3.35m x 3.18m)**

Radiator, UPVC double glazed window to side aspect.

**BEDROOM FOUR 11' x 9' 1" (3.35m x 2.77m)**

Radiator, UPVC double glazed window to rear aspect.



**BATHROOM 9' x 5' 6" (2.74m x 1.68m)**

Tiled flooring and part tiled wall surfaces, fitted with a modern suite comprising spacious shower cubicle with Mira shower inset, low level WC, wash hand basin, radiator, recessed spotlights, UPVC double glazed window to side aspect.

**OUTSIDE**

To the front of the property is a good-sized garden, mainly block paved enabling off street parking for numerous vehicles. The driveway leads to a garage, whilst the front garden also houses shrubs and is enclosed to each side by fencing.

To the rear of the property is a good sized garden, enclosed by fencing, housing a variety of established shrubs and borders, a timber storage shed, the garden being laid mainly to lawn and enclosed by fencing.

**GARAGE 19' 5" x 9' (5.92m x 2.74m)**

Up and over door, light and power connected, windows to side and rear aspects, personal door leading into front entrance porch.

**COUNCIL TAX**

Band 'E'













