



5 Ash Tree Close, Felixstowe, IP11 9ES

£430,000 FREEHOLD

Rarely available to the market a spacious modern detached bungalow located in a private road and built in 2019 to a high specification by well known Roseberry Developments Ltd and benefitting from the remainder of a 10 year NHBC warranty.



In addition to the three bedrooms further accommodation consists of a reception hallway, spacious lounge, bi-folding doors leading into a sun room, a fitted kitchen/dining room, utility room, family bathroom and en-suite shower room leading from master bedroom.

All windows and doors are of double glazed construction and heating is supplied in the form of gas fired central heating to radiators via energy efficient boiler. The bungalow also has a high level of insulation.

Externally the bungalow has established and mainly unoverlooked gardens which offer a sunny aspect and are enclosed whilst off street parking is available for at least three vehicles via double width driveway and brick built garage.

Ash Tree Close is located within the village of Walton, adjacent to the popular Treetops development and approximately two miles from Felixstowe main town centre and is a private road made up of only six detached bungalows.

Walton proves a highly popular residential location for prospective purchasers due to the convenience of a good selection of shops including two Co-Op convenience stores, a butchers and bakers.

Additionally the village offers excellent public transport links into both Felixstowe and Ipswich, has pleasant rural walks and has a pharmacy.

The first bungalow of its type to become available since the original sales in Ash Tree Close, an internal inspection is advised to fully appreciate the accommodation on offer.

COMPOSITE DOUBLE GLAZED ENTRANCE DOOR

Leading to :-

RECEPTION HALLWAY 19' 10" max x 12' 7" max (6.05m x 3.84m)

L-Shaped, radiator, recessed LED spotlights, access to loft space, double cloaks/storage cupboard housing combination boiler serving domestic hot water supply and central heating, doors leading to :-

LOUNGE 16' 9" x 15' 10" max into bay reducing to 14' (5.11m x 4.27m)

Radiator, UPVC double glazed bay window to front aspect, replacement bi-fold doors leading into :-

SUN ROOM 11' 7" x 9' 10" (3.53m x 3m)

With pitched plastered ceiling with recessed LED spotlights, ceiling to floor double glazed windows and double glazed door leading out to sun loggia.

KITCHEN/DINING ROOM 20' 10" x 7' 6" (6.35m x 2.29m)

A well fitted kitchen/dining room comprising a one and a half bowl sink unit with cupboards under, a range of fitted drawers, cupboards, units and work surfaces, range of Bosch integrated appliances including four ring hob, extractor hood, double oven and integrated dishwasher, integrated fridge, integrated freezer, radiator, recessed LED spotlights, UPVC double glazed windows to side and rear aspects and door leading into :-

UTILITY ROOM 5' 5" x 5' 2" (1.65m x 1.57m)

Single drainer one and a half bowl sink unit with cupboards under, plumbing for automatic washing machine, two further eye level units, additional tall storage cupboard, radiator, UPVC double glazed window to rear aspect.

BEDROOM ONE 11' 3" x 10' 8" (3.43m x 3.25m)

Radiator, UPVC double glazed window to side aspect, door leading to en-suite shower room (7'6" x 4') fitted and comprising a double width shower cubicle with shower inset and shower screen, low level WC, wash hand basin with storage cupboards beneath, shaver socket, extractor fan, recessed LED spotlights, radiator, UPVC double glazed window to rear aspect.

BEDROOM TWO 14' 10" x 8' 2" (4.52m x 2.49m)

Radiator, UPVC double glazed window to front aspect.

BEDROOM THREE 11' 6" x 8' 2" (3.51m x 2.49m)

Radiator, UPVC double glazed window to front aspect.

BATHROOM 7' 6" x 5' 7" (2.29m x 1.7m)

Fitted comprising panel bath with mixer taps and shower attachment, low level WC, wash hand basin, storage cupboards beneath, shaver socket, recessed LED spotlights, extractor fan, heated towel rail/radiator, UPVC double glazed window to rear aspect.

OUTSIDE

The property is situated in an established private road location and has front garden enclosed by laurel hedging beyond which is lawned garden and pathway leading to front door.

A driveway is located to one side of the property, double width in size, enabling off street parking for two vehicles and leading to a brick built garage with roller door, light and power connected and personal door from rear aspect.

The majority of the gardens are located to the opposite side of the bungalow, are a good size, extending to approximately 40' in depth x 35' in width, are mainly unoverlooked, laid to lawn, offer a wide variety of flowers and shrubs, a patio area and sun loggia which extends from the sun room (approx 10'7" x 10'6").

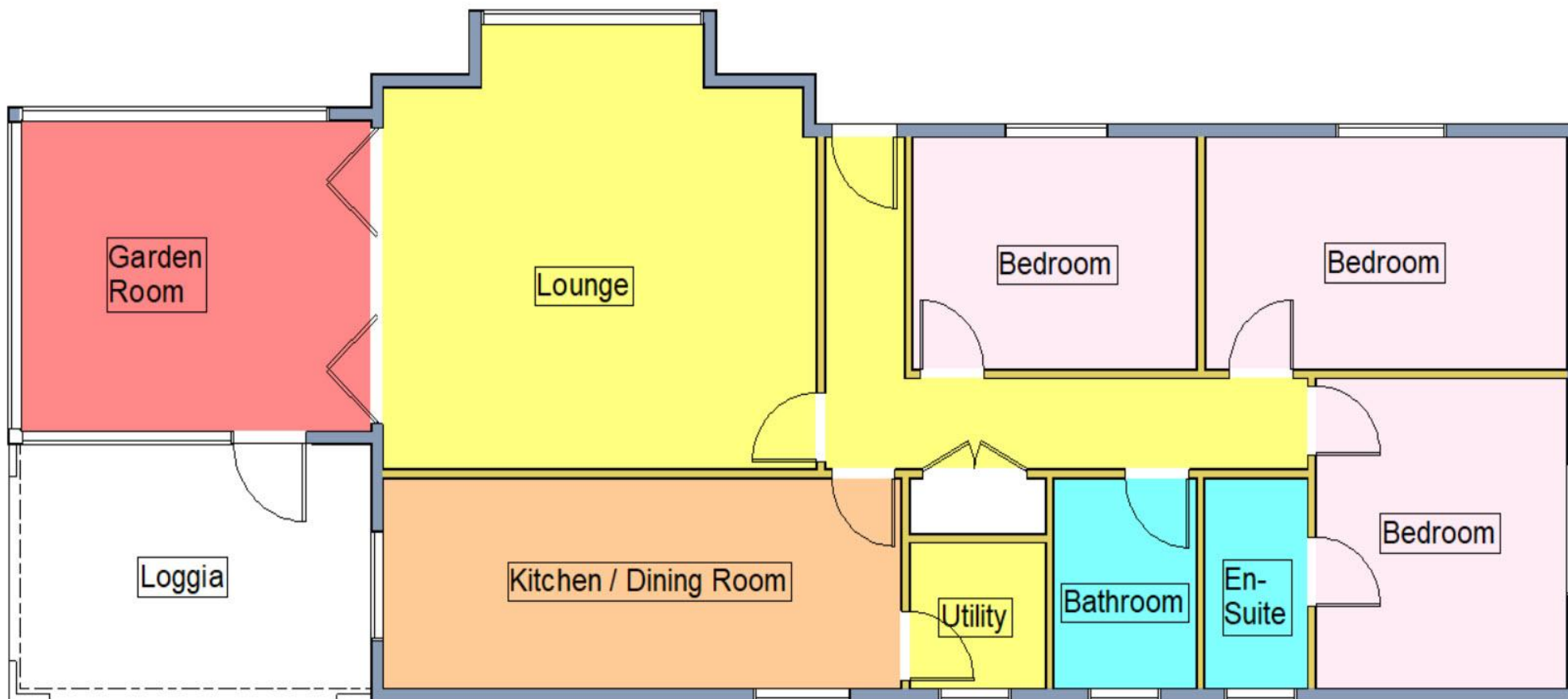
COUNCIL TAX

Band 'D'









Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		