



12 Bawdsey Close, Felixstowe, IP11 9TT

£710,000 FREEHOLD

A substantial detached family home with separate detached one bedroom annexe standing within good sized established gardens with views from the first floor towards the Deben Estuary and over open countryside in the highly sought after Old Felixstowe area, within walking distance of the sea at Cliff Road, popular 18 hole golf links, sailing facilities at the ferry and extensive walks through areas of outstanding natural beauty.

The property has been extended and modernised and within the main accommodation features kitchen, cloakroom and en-suite facilities which have been re-fitted by Anglia Factors of Martlesham in addition to the four bedrooms, lounge, open plan dining room/conservatory, spacious hallway and first floor bathroom.

The detached annexe is fully self-contained and consists of a lounge, kitchen, double glazed conservatory, bedroom and en-suite shower room. Further benefits include UPVC sealed unit double glazed windows, gas fired central heating via radiators, extensive block paved driveway with off street parking for numerous vehicles, a detached single garage and beautifully landscaped established rear gardens.

The property is situated in a quiet location at the end of a residential cul-de-sac within easy walking distance to the sea and open countryside and approximately one and a half miles from Felixstowe's main town centre.

UPVC SEALED UNIT DOUBLE GLAZED LEADED LIGHT ENTRANCE DOOR Opening to :-

RECEPTION HALLWAY 15' 5" x 8' 4" (4.7m x 2.54m)

Radiator, LED ceiling spotlights, staircase leading to the first floor with turned spindles, central heating thermostat, radiator with radiator cover, under stairs storage cupboard, UPVC sealed unit double glazed windows to the front and side aspect.

CLOAKROOM Fitted by Anglia Factors of Martlesham and comprising a WC with concealed cistern, wash hand basin with mixer tap and storage cupboards below, tiled flooring, tiled splashbacks, radiator, LED downlighters, UPVC sealed unit double glazed window to the front aspect.

LOUNGE 21' 1" x 12' 3" (6.43m x 3.73m)

York stone fireplace with gas living flame effect fire, two radiators, LED ceiling spotlights, UPVC sealed unit double glazed windows to the front and side aspect, UPVC sealed unit double glazed patio doors and additional french doors with glazed panels opening into :-

EXTENDED OPEN PLAN DINING ROOM/CONSERVATORY 21' 7" max x 23' max (6.58m x 7.01m)

'L'-shaped

DINING AREA 11' 5" x 10' 7" (3.48m x 3.23m)

LED ceiling spotlights, throughway to :-

CONSERVATORY AREA 22' 9" x 10' (6.93m x 3.05m)

Featuring vaulted ceiling with remote operated vents, brick base and UPVC sealed unit windows with leaded light uppers to both sides and rear aspect, two radiators, UPVC sealed unit double glazed french doors opening to a raised decking area in the rear garden.

KITCHEN/BREAKFAST ROOM 22' 2" x 9' 6" (6.76m x 2.9m)

Fitted with a comprehensive range of units installed by Anglia Factors of Martlesham, comprising base cupboards with solid Granite work surfaces over, inset stainless steel sink unit with draining area, matching eye level cupboards, range of Neff integrated appliances including stainless steel oven and combination microwave oven, gas four ring hob, granite splashback, stainless steel and glass extractor hood, integrated dishwasher, LED ceiling spotlights, space for American style fridge/freezer, radiator with radiator cover, tiled flooring, UPVC sealed unit double glazed windows to the front and side aspect, UPVC double glazed bi-folding doors opening to the rear garden.

FIRST FLOOR LANDING Access to loft space, built in airing cupboard with pre-insulated lagged hot water cylinder.

MASTER BEDROOM SUITE 11' 6" x 12' 2" into wardrobe recess plus lobby area (3.51m x 3.71m)

Featuring a range of Sharp fitted bedroom furniture incorporating wardrobes, dressing table, bedside cabinets, wall light, ceiling spotlights, UPVC double glazed square bay window to the front aspect offering extensive views over open countryside towards the Deben Estuary.

EN-SUITE SHOWER ROOM 8' 4" x 6' 9" (2.54m x 2.06m)

Fitted by Anglia Factors of Martlesham comprising a walk in shower with Granite lined walls, Grohe twin head shower unit, wash hand basin with high gloss finished vanity cupboard below, WC with concealed cistern, two display recesses with glass shelving and downlighting, LED ceiling spotlights, tiled floor, heated towel rail/radiator, UPVC sealed unit double glazed window to the front aspect.

BEDROOM TWO 12' 3" x 11' 7" (3.73m x 3.53m)

Fitted with a range of Sharp bedroom furniture comprising wardrobes, drawers, chest of drawers, bedside cabinets and dressing table, radiator, over stairs storage cupboard, UPVC sealed unit double glazed window to the front aspect with views over open countryside towards the Deben Estuary.

BEDROOM THREE 10' 4" plus wardrobe recess x 9' 10" (3.15m x 3m)

Fitted with a range of wood grain effect finished wardrobes by Sharp, radiator, UPVC sealed unit double glazed window to the rear aspect.

BEDROOM FOUR 9' 3" x 9' 1" (2.82m x 2.77m)

Radiator, built in wardrobe cupboards, UPVC sealed unit double glazed window to the rear aspect.

BATHROOM 7' 9" x 5' 7" (2.36m x 1.7m)

Fitted with a white suite comprising easy access panel bath with shower over, glazed shower screen, WC with concealed cistern, marble worktop, wash hand basin with mixer tap and vanity cupboards below, chrome heated towel rail/radiator, fully tiled walls, extractor fan, ceiling spotlights, tiled floor, UPVC sealed unit double glazed window to the rear aspect.

SELF CONTAINED DETACHED ANNEXE

UPVC SEALED UNIT DOUBLE GLAZED DOOR Opening to :-

CONSERVATORY/SUN LOUNGE 14' 9" x 8' 3" (4.5m x 2.51m)

Of UPVC construction with pitched polycarbonate roof, radiator, wall lights, laminate wood flooring, glazed door opening to :-

KITCHEN 8' 2" x 5' 2" (2.49m x 1.57m)

Range of modern white Farmhouse style units comprising base cupboards and drawer with work surfaces over, inset stainless steel single drainer sink unit with mixer tap, tiled splashbacks, matching eye level cupboards, integrated fridge, stainless steel oven and gas four ring hob with concealed extractor hood over, LED ceiling spotlights, door to :-

LOUNGE 13' 2" x 8' 3" (4.01m x 2.51m)

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

BEDROOM 13' x 8' 3" (3.96m x 2.51m)

Access to loft space, LED spotlights, radiator, UPVC sealed unit double glazed window to the front aspect., door to :-

EN-SUITE SHOWER ROOM 8' 2" x 4' 5" (2.49m x 1.35m)

White suite comprising low level WC, pedestal wash hand basin with mixer tap, tiled shower cubicle with mixer shower, fully tiled walls, tiled floor, chrome heated towel rail/radiator, UPVC sealed unit double glazed window to the side aspect.

OUTSIDE The property stands at the end of Bawdsey Close with an extensive block paved garden enabling off street parking for numerous vehicles and space for boat or motor home if required, edged borders with established trees and shrubs and double opening wrought iron gates to the front boundary.

To the rear of the property there is a magnificent landscaped garden which extends to approximately 95' in width comprising paved patio areas, lawn with mature flower and shrub borders, raised decking area, external lighting, cold water tap and timber fencing to the boundaries.

GARAGE 16' 1" x 9' 4" (4.9m x 2.84m)

Up and over door with power and light connected and personal door to the rear garden.

COUNCIL TAX Band 'F'



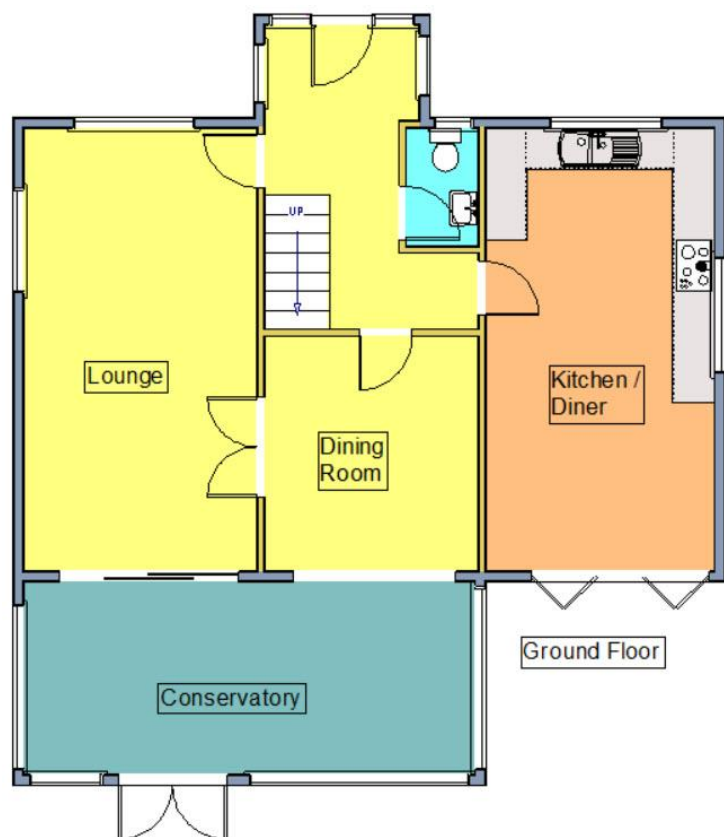




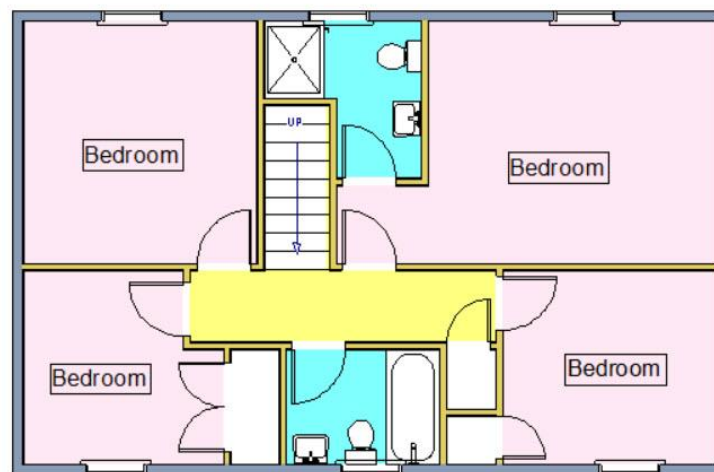




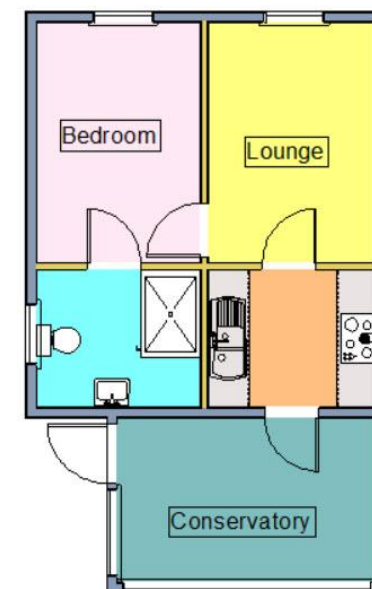




Ground Floor



First Floor



Annex

