



**45 Hintlesham Drive, Felixstowe, IP11 2YW**

**£390,000 FREEHOLD**

**Offered for sale with no onward chain an extended and beautifully presented modernised detached family house built in the late 1980s by Messrs Wilcon Homes of traditional brick cavity wall construction beneath a pitched tiled roof.**

The well planned and extended family accommodation briefly comprises entrance hallway, lounge, dining room opening into a stunning living room/garden room with bi-fold doors and lantern roof light, kitchen having been re-fitted with high gloss units, utility room, doakroom, four bedrooms (the master bedroom having an en-suite shower room and bedroom two benefitting from a walk in dressing room), family bathroom, single garage.

Further benefits include a block paved driveway with off street parking for two vehicles, a low maintenance rear garden designed for entertaining with a log cabin/summer house with bar, gas fired central heating via radiators and Anthracite coloured UPVC sealed unit double glazed windows.

The property is situated on the Orwell Green development convenient for Morrisons supermarket with easy road access to Ipswich and within one and a quarter miles of the main town centre shopping thoroughfare with a variety of facilities and amenities available.

#### **ANTHRACITE COLOURED CONTEMPORARY STYLE DOUBLE GLAZED ENTRANCE DOOR**

Opening to :-

#### **ENTRANCE HALLWAY**

Laminate wood plank effect flooring, radiator, staircase leading to the first floor, modern part glazed oak double doors opening to :-

#### **LOUNGE 20' 7" max reducing to 14'2" x 12'2" max reducing to x 10' 4" (6.27m x 3.15m)**

Laminate wood plank effect flooring, radiator, wall light points, under stairs storage cupboard, UPVC sealed unit double glazed window to the front aspect, angled UPVC sealed unit double glazed window to the side aspect, oak part glazed double doors opening to :-

#### **EXTENDED THROUGH DINING ROOM/LIVING SPACE 25' 4" max x 8' x 10'3" max reducing to 9" (7.72m x 2.67m)**

#### **DINING AREA 11' 3" x 8' 9" (3.43m x 2.67m)**

Laminate wood plank effect flooring, radiator, throughway to :-

#### **GARDEN ROOM/SECOND SITTING ROOM 12' 8" x 10' 4" (3.86m x 3.15m)**

A stunning light bright room featuring an Anthracite coloured lantern roof light, windows to both side aspect and bi-folding doors opening onto the rear garden, laminate wood plank effect flooring, LED ceiling spotlights.

#### **KITCHEN 14' 8" x 8' 4" (4.47m x 2.54m)**

Re-fitted with a comprehensive range of handleless high gloss finished units comprising base cupboards and drawers, saucepan drawers, wood grain effect work surfaces over, inset composite single drainer sink unit with mixer tap, wood grain effect upstands, matching eye level cupboards with under cupboard lighting, built in Neff stainless steel oven, Neff electric four ring hob, contemporary style extractor hood over, pantry cupboard and further storage unit, Anthracite coloured vertical radiator, integrated dishwasher, two pull out carousel storage units, UPVC sealed unit double glazed window to the rear aspect.

#### **UTILITY ROOM 6' 8" x 8' 6" (2.03m x 2.59m)**

Fitted with a matching range of handleless high gloss finished units comprising base cupboards with wood grain effect work surface over, matching eye level cupboard, built in pantry cupboards, cupboard housing wall mounted Baxi gas fired boiler, space for American style fridge/freezer, space within the cupboards for washing machine and tumble dryer, UPVC sealed unit double glazed door to the side aspect, door to :-

#### **CLOAKROOM**

White suite comprising low level WC, wash hand basin with mixer tap, tiled splashback, high gloss finished vanity cupboards below, UPVC sealed unit double glazed window to the rear aspect.

#### **FIRST FLOOR LANDING**

Approached via a staircase with oak handrail and chrome balustrades, access to the loft space with pull down loft ladder, built in airing cupboard housing pre-insulated lagged hot water cylinder.



**BEDROOM ONE 14' x 9' (4.27m x 2.74m)**

Range of fitted wardrobes with brushed stainless steel handles, fitted eye level cupboards, radiator, laminate wood plank effect flooring, UPVC sealed unit double glazed window to the front aspect, built in over stairs storage cupboard, door to :-

**EN-SUITE SHOWER ROOM**

Modern white suite comprising double size walk in tiled shower cubide with mixer shower, glazed screen and sliding door, wash hand basin with mixer tap and wood grain effect double door vanity cupboard below, tiled floor, fully tiled walls, radiator, UPVC sealed unit double glazed window to the side aspect.

**BEDROOM TWO 11' 6" x 7' plus door recess (3.51m x 2.13m)**

Range of fitted wardrobes and eye level storage cupboards, radiator, laminate wood plank effect flooring, UPVC sealed unit double glazed window to the rear aspect, door to :-

**DRESSING ROOM 8' 10" x 8' 2" (2.69m x 2.49m)**

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

**BEDROOM THREE 11' 6" x 9' 7" (3.51m x 2.92m)**

Built in over stairs storage cupboard, radiator, laminate wood plank effect flooring, UPVC sealed unit double glazed window to the rear aspect.

**BEDROOM FOUR 10' 8" x 6' 4" (3.25m x 1.93m)**

Radiator, wood plank effect laminate flooring, UPVC sealed unit double glazed window to the front aspect.

**FAMILY BATHROOM**

Fitted with a modern white suite comprising P-shaped panel bath with curved glazed shower screen, mixer shower, low level WC, wash hand basin with mixer tap, tiled walls, tiled floor, radiator, UPVC sealed unit double glazed window to the rear aspect.

**OUTSIDE**

To the front of the property there is an open plan style garden with lawn, gateway leading to the rear garden, block paved driveway enabling off street parking for two vehicles, access to a single garage, electric car charging point, external lighting. Adjacent to the entrance door within the entrance porch is a built in storage cupboard.

**GARAGE 16' 7" x 8' 2" (5.05m x 2.49m)**

Anthracite coloured remote control roller door, fluorescent strip light and power points.

**REAR GARDEN**

To the rear of the property there is an attractive landscaped garden designed for relatively low maintenance and entertaining comprising paved patio area, lawn, extensive raised decking, jacuzzi, side storage area, external lighting, raised beds, conifers, cold water tap.

**TIMBER LOG CABIN/SUMMER HOUSE 14' 2" x 10' 10" (4.32m x 3.3m)**

Power and light connected, fitted bar and glazed double doors opening onto the garden.

**COUNCIL TAX**

Band 'D'















