



St. Anthony, Felixstowe Road, Nacton, Ipswich, IP10 0DE

£595,000 FREEHOLD

An individual deceptively spacious extended detached chalet style property of cavity wall brick construction with a rendered finish beneath a pitched tiled roof.

The property has been extensively modernised and improved and offers benefits of full gas fired central heating via radiators with a modern Viessman boiler, UPVC sealed unit double glazed windows, installation of a gas living flame effect fire in the living room, re-fitment of the shower room and the addition of a large open plan kitchen/family room with lantern roof lights, bi-fold doors and high gloss finished units.

Further additional external benefits include extensive parking area to the front with off street space for numerous vehicles, adjacent car port measuring approximately 50ft in length and a larger than average garage with adjoining workshop.

The accommodation briefly comprises entrance hall, lounge, open plan kitchen/dining/living space, utility room, four bedrooms, en-suite bathroom and spacious re-fitted shower room.

The property is conveniently located on the outskirts of the County town of Ipswich within easy reach to John Lewis, Sainsbury's supermarket and is also a short distance and has easy access to the main A14 with links to the coastal town of Felixstowe (approximately 6 miles distant), Woodbridge via the A12 and Bury St Edmunds.

UPVC SEALED UNIT DOUBLE GLAZED ENTRANCE DOOR

Opening to :-

ENTRANCE PORCH

Chequered tiled floor, UPVC sealed unit double glazed entrance door opening to :-

L-SHAPED ENTRANCE HALLWAY

Tiled floor, radiator, telephone point.

LOUNGE 25' 4" x 13' max reducing to 12' 2" (7.72m x 3.71m)

Feature cast iron gas living flame log effect fire with tiled hearth, TV point, two radiators, staircase leading to the first floor, UPVC sealed unit double glazed window to the rear aspect, throughway to :-

EXTENDED OPEN PLAN KITCHEN/DINING ROOM/LIVING ROOM (L-SHAPED) 22' 7" x 15' 10" (6.88m x 4.83m)

A stunning light and bright room featuring two Anthracite coloured lantern roof lights and matching bi-fold doors opening onto the rear covered sun terrace, fitted with a comprehensive range of modern cream coloured high gloss finished units comprising base cupboards and drawers, saucepan drawers, Granite worktops, inset stainless steel double bowl sink unit with mixer tap, Granite upstands and window sill, matching eye level cupboards with under cupboard lighting, corner double door pantry unit fitted with shelves and wine rack and downlighting, integrated fridge and dishwasher, island unit with cupboards below, space for American style fridge/freezer with surrounding cupboards, space for Range style cooker (Range cooker available by separate negotiation) with Rangemaster canopy style extractor hood over with downlights, three Anthracite coloured radiators, tiled flooring, LED ceiling spotlights, UPVC sealed unit double glazed window to the side aspect, door to :-

UTILITY ROOM 11' 4" x 7' 8" (3.45m x 2.34m)

Fitted with a range of white high gloss finished units comprising base cupboards and drawer, work surfaces over, tiled floor, inset stainless steel single drainer sink unit with mixer tap, matching eye level cupboards, pantry cupboard, space and plumbing for automatic washing machine, space for freezer, space and vent for tumble dryer, vertical radiator, UPVC sealed unit double glazed window to the front aspect, UPVC sealed unit double glazed door opening to the carport.

BEDROOM ONE 15' into bay reducing to 12' x 12' 2" (4.57m x 3.71m)

Radiator, coved ceiling, UPVC sealed unit double glazed square bay windows to the front aspect.

BEDROOM TWO 14' x 10' (4.27m x 3.05m)

Range of fitted wardrobes, radiator, UPVC sealed unit double glazed window to the front aspect.

SHOWER ROOM 9' 3" x 7' 8" (2.82m x 2.34m)

Re-fitted with a white suite comprising double sized glazed shower cubicle with waterproof wall panels and twin head shower, wash hand basin with mixer tap and high gloss finished vanity cupboards below, further matching cupboards, low level WC, radiator/heated towel rail, tiled floor, electric shaver point, Velux lantern roof light to the rear aspect.

FIRST FLOOR LANDING

BEDROOM THREE 13' 8" x 12' 6" (4.17m x 3.81m)

Radiator, two Velux windows to the rear aspect, access to a good size boarded loft area housing the wall mounted Viessman gas fired central heating boiler serving domestic hot water and heating.

EN-SUITE BATHROOM

White suite comprising panel bath with mixer tap and telephone style shower attachment, low level WC with macerator, pedestal wash hand basin, radiator, ceiling spotlights, window to the side aspect.

BEDROOM FOUR 10' 8" x 8'10" max reducing to 6' 6" (3.25m x 1.98m)

Radiator, Velux window to the front aspect.

SNUG 5' 6" x 5' 4" (accessed from the landing) (1.68m x 1.63m)

UPVC sealed unit double glazed french doors opening onto a balcony with views over the rear garden.

OUTSIDE

The property is recessed from the road with a good size front garden being mainly paved and with additional tarmac driveway enabling off street parking for numerous vehicles, shrub borders, brick wall and double five bar gate to the front boundary, twin opening gates enabling access to a covered carport of approximately 50' in length x 8'10", cold water tap external power points, access to a detached single garage.

GARAGE 17' 8" x 11' 6" (5.38m x 3.51m)

Up and over door, power and light connected, window to the rear, door to :-

ADJOINING WORKSHOP 9' 10" x 11' 3" (3m x 3.43m)

Window to the rear aspect, UPVC sealed unit double glazed door to the side aspect.

To the rear of the property there is a good size garden with a Southerly aspect mainly laid to lawn, extensive sun terrace with recently installed, anthracite coloured pergola with solar lighting (available by separate negotiation), timber storage shed, covered raised patio with timber trellis and roof, timber fencing to the boundaries.

COUNCIL TAX

Band 'D'











