



36 Upperfield Drive, Felixstowe, IP11 9LS

£305,000 FREEHOLD

A well proportioned and maintained two bedroom terraced bungalow, built in 1974 of traditional brick cavity wall construction beneath a pitched tiled roof located in Old Felixstowe.



In addition to the two bedrooms the bungalow benefits from a single garage with driveway, modern kitchen, a wet room and a private west facing rear garden.

The accommodation in brief comprises; entrance porch, entrance hallway, lounge, kitchen/dining room, two double bedrooms and wet room. Heating is supplied in the form of gas fired central heating to radiators and windows are of double glazed construction.

Upperfield Drive is a popular residential location in Old Felixstowe approximately one mile from Felixstowe's main town centre but within walking distance of local bus services on Colneis Road.

Sliding patio doors opening to:

ENTRANCE PORCH Entrance door opening to:

ENTRANCE HALLWAY 11' 6" max, reducing to 8'10" x 6' 10" plus recess (3.51m x 2.08m)

Radiator, storage cupboard, access to loft space. Doors to:

LOUNGE 17' 10" x 11' 2" (5.44m x 3.4m)

Windows to both front and rear aspect, radiator, TV point, gas feature fireplace with surround.

KITCHEN/DINER 19' 6" reducing to 17' x 11' 6" (5.94m x 3.51m)

Fitted worktops with matching upstand, high gloss fitted storage units above and matching units and drawers below. Stainless steel sink unit with mixer tap and single drainer. Space and plumbing available for washing machine. Eye level double oven with 4 ring electric hob. Space for freestanding fridge/freezer. Built-in pantry, radiator, built-in shelved storage cupboard, built-in double door cupboard housing Vaillant combination gas fired boiler. Window to the rear aspect, door opening to:

REAR PORCH

Quarry tiled floor, door opening to the rear garden.

BEDROOM ONE 11' 7" x 10' 6" (3.53m x 3.2m)

Radiator, window to front aspect, picture rail.

BEDROOM TWO 17' 10" x 9' 4" (5.44m x 2.84m)

Radiator, built-in double wardrobe, radiator, window to the rear aspect.

WET ROOM

Suite comprising; Low level WC, hand wash basin with mixer tap, walk-in tiled shower area with folding shower screen. Fully tiled walls, heated towel rail, two obscured windows to front aspect.

OUTSIDE

The property is approached via a walkway leading from Upperfield Drive and has a garden to the front that is mainly laid to lawn with a garden path leading to the entrance door.

To the rear of the property there is an enclosed west facing garden offering a good degree of privacy, measuring approximately 38' in depth x 34' in width, comprising lawn, paved patio area, established shrub and plant border, cold water tap and gates leading to a walkway with access to:

GARAGE

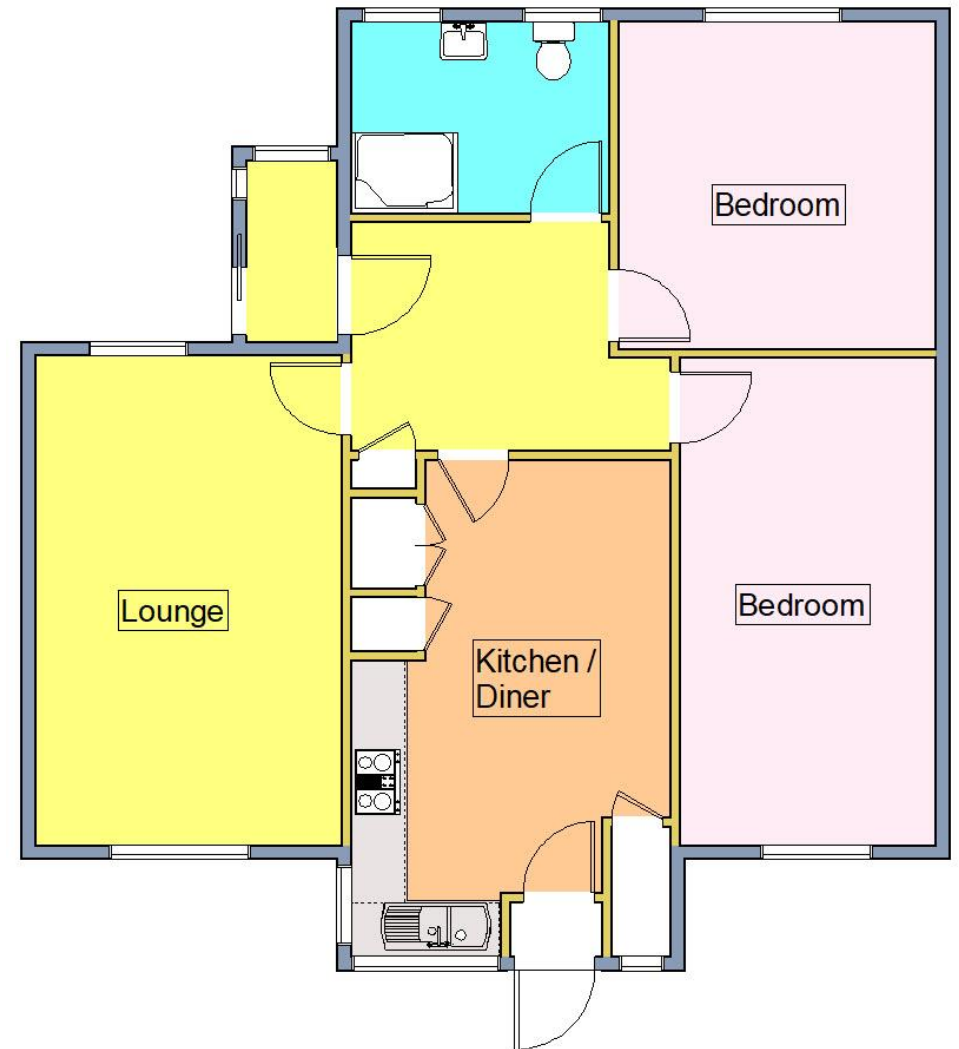
Up and over door with driveway in front of enabling off road parking.

COUNCIL TAX

Band 'C'







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		106
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC