



9 Gainsborough Road, Felixstowe, IP11 7HT

£475,000 FREEHOLD

A beautifully presented and extended semi detached double bay style Victorian house constructed in 1898 of red brick construction beneath a pitched tiled roof, and believed to have been occupied by the Actor Sir John Mills from 1914 to 1926.

The accommodation briefly comprises entrance hall, lounge, living room, dining room, extended and fitted kitchen/breakfast room, utility room, modern fitted ground floor shower room, five bedrooms and re-fitted first floor bathroom.

Further benefits include replacement UPVC sealed unit double glazed windows with shutter style blinds to the front elevation, full gas fired central heating via radiators, a modern combination boiler and a pleasant enclosed rear garden.

The property is conveniently situated within a short walk to the main town centre shopping thoroughfare with a variety of restaurants, cafes, shops and supermarkets available, in addition to being within easy distance to Great Eastern Square Railway Station with regular services to Ipswich and onto London via Liverpool Street.

ARCHED STORM PORCH

With composite double glazed leaded light door opening to :-

ENTRANCE HALLWAY

Original Victorian archway, coved ceiling, radiator, staircase leading to the first floor with cupboard below.

LOUNGE 15' 8" into bay reducing to 13'2" x 12' 10" (4.78m x 3.91m)

Fireplace surround with marble hearth and matching inset electric remote control flame effect fire, TV point, radiator, picture rail, ceiling coving, ceiling rose, UPVC sealed unit double glazed bay window to the front aspect with shutter style blinds.

SITTING ROOM 13' 2" x 11' 2" (4.01m x 3.4m)

Feature brick fireplace recess, radiator, picture rail, UPVC sealed unit double glazed window to the rear aspect.

DINING ROOM 10' 6" x 11' 10" (3.2m x 3.61m)

Shelved recess with adjacent built in double door storage cupboards, radiator, UPVC sealed unit double glazed window to the side aspect.

KITCHEN/BREAKFAST ROOM 21' x 10'6" reducing to 9' 10" (6.4m x 3m)

Fitted with a comprehensive range of cream coloured Farmhouse style units comprising base cupboards and drawers with wood block effect work surfaces over, matching upstands, enamel single bowl single drainer sink unit with mixer tap, water softner, matching eye level cupboards, glazed display cupboards with glass shelving and downlighters, saucepan drawers, space for Range style cooker with tiled splashback and Stoves canopy style extractor hood, radiator, wood plank effect flooring, UPVC sealed unit double glazed window and french doors opening to the rear garden.

UTILITY ROOM 11' 2" x 5' 6" (3.4m x 1.68m)

Range of fitted cupboards with white high gloss doors comprising eye level cupboards, fitted worktop, space and plumbing for automatic washing machine, space and plumbing for automatic dishwasher, space for tumble dryer, tiled floor, full height cupboard housing wall mounted Baxi gas fired boiler, LED ceiling spotlights, UPVC sealed unit double glazed door to the rear garden.

SHOWER ROOM/CLOAKROOM (LEADING FROM THE KITCHEN)

Re-fitted with a modern white contemporary style suite comprising double size walk in shower with glazed screen, twin head shower unit, wash hand basin with mixer tap and high gloss finished cupboards below, WC with concealed cistern, fully tiled walls, tiled floor, chrome heated towel rail/radiator, LED ceiling spotlights, extractor fan, UPVC sealed unit double glazed window to the side aspect.

FIRST FLOOR LANDING

Radiator, staircase leading to the second floor with understairs storage cupboard.

BEDROOM ONE 16' 10" x 15'7" into bay reducing to 13' (5.13m x 3.96m)

Fitted with a comprehensive range of light oak bedroom furniture including wardrobes, eye level cupboards, chest of drawers, bedside drawers and further range of drawers and cupboards within the bay window area, radiator, ceiling rose, coved ceiling, UPVC sealed unit double glazed windows to the front aspect with fitted shutter style blinds.

BEDROOM TWO 13' 3" x 11' (4.04m x 3.35m)

Radiator, picture rail, UPVC sealed unit double glazed window to the rear aspect.

BEDROOM THREE 13' 6" max into recess reducing to 12' 4" (4.11m x 3.76m)

Work station recess with fitted desk, shelving and storage cupboards, radiator, picture rail, UPVC sealed unit double glazed window to the rear aspect.

BATHROOM/SHOWER ROOM 9' 7" x 7' 2" (2.92m x 2.18m)

Re-fitted with a modern white suite comprising glazed shower cubicle with tiled surround and dual head shower, panel bath with mixer tap, wash hand basin with mixer tap and double door vanity cupboard below, tiled splashbacks, WC with concealed cistern, tiled floor, chrome heated towel rail/radiator, LED ceiling spotlights, UPVC sealed unit double glazed windows to the side aspect.

SECOND FLOOR LANDING

Good size built in storage cupboard.

BEDROOM FOUR 12' 10" x 12' 6" (3.91m x 3.81m)

Radiator, UPVC sealed unit double glazed window to the side aspect, further UPVC sealed unit double glazed window to the front aspect with fitted shutter style blind.

BEDROOM FIVE 14' 3" plus recess x 8' 4" (4.34m x 2.54m)

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

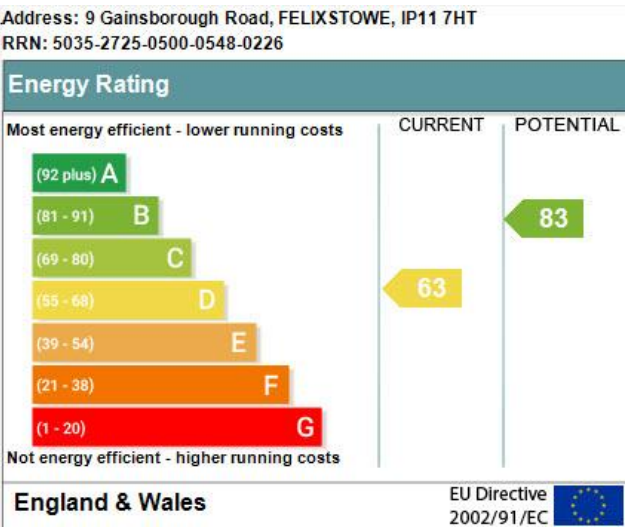
OUTSIDE

To the front of the property there is a low maintenance Herringbone block paved garden with brick wall to the front boundary and side walkway with gates enabling access to the rear garden.

To the rear of the property there is a garden measuring approximately 50' in depth x approximately 30' in width comprising paved patio, paved pathway, lawn, flower and shrub borders, two timber storage sheds, timber fencing to the boundaries.

COUNCIL TAX

Band 'C'









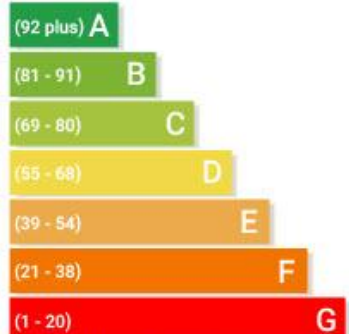




Address: 9 Gainsborough Road, FELIXSTOWE, IP11 7HT
 RRN: 5035-2725-0500-0548-0226

Energy Rating

Most energy efficient - lower running costs



CURRENT POTENTIAL

63

83

Not energy efficient - higher running costs

England & Wales

EU Directive
 2002/91/EC

