



## 22 Chaucer Road, Felixstowe, IP11 7RS

**£340,000 FREEHOLD**

Offering a magnificent and exceptionally good size established enclosed garden, a detached two bedroom bungalow of traditional brick cavity wall construction beneath a tiled roof, located in a popular and established residential location within walking distance of both Felixstowe's main town centre and seafront.

In addition to two bedrooms further accommodation consists of an entrance porch, entrance hall, lounge, kitchen/dining room, shower room and UPVC double glazed conservatory.

Heating to the bungalow is supplied in the form of gas fired central heating to radiators via combination boiler and windows are of double glazed construction.

Externally to the front aspect is a block paved driveway/standing area enabling off street parking for numerous vehicles whilst the majority of the grounds are located to the rear aspect and incorporate the large unoverlooked rear garden which also features a log cabin/sun room.

Chaucer Road is a popular residential location being within approximately half a mile of Felixstowe's main town centre and seafront and also conveniently located for public transport links.

#### **COMPOSITE DOUBLE GLAZED ENTRANCE DOOR**

Leading to :-

#### **ENTRANCE PORCH 3' 6" x 3' 1" (1.07m x 0.94m)**

With part glazed door leading to :-

#### **ENTRANCE HALLWAY 13' 10" max x 7' 3" max (4.22m x 2.21m)**

Radiator, built in storage cupboard (former airing cupboard, currently housing disused hot water cylinder), access to loft space, doors leading to :-

#### **LOUNGE 15' 1" into bay reducing to 13' x 11' 6" (4.6m x 3.51m)**

Radiator, flame effect gas fire, UPVC double glazed window to front aspect.

#### **KITCHEN/DINING ROOM 18' 1" plus recess x 10' (5.51m x 3.05m)**

Consisting of :-

#### **KITCHEN AREA 11' 7" plus recess x 10' (3.53m x 3.05m)**

Comprising a single drainer one and a half bowl sink unit with mixer taps and cupboards under, a Rangemaster 110 cooker with gas hob and ovens, double storage cupboards - one concealing Viessman combination boiler, serving domestic hot water supply and central heating, fitted drawers, cupboards, units and work surfaces, space for refrigerator, plumbing for automatic washing machine/dishwasher, recessed spotlights, UPVC double glazed window to side aspect.

#### **DINING AREA 10' x 6' 6" (3.05m x 1.98m)**

Radiator, recessed spotlights, UPVC double glazed window to side aspect, UPVC double glazed patio doors leading into :-

#### **CONSERVATORY 11' 1" x 10' 6" (3.38m x 3.2m)**

Of UPVC double glazed construction on brick cavity wall base and with polycarbonate roof, radiator, UPVC double glazed french doors opening onto rear garden.

#### **BEDROOM ONE 13' 2" into bay reducing to 11'7" x 11' 7" (4.01m x 3.53m)**

Radiator, UPVC double glazed bay window to front aspect.

#### **BEDROOM TWO 12' 5" into bay reducing to 10' x 9' 3" (3.78m x 2.82m)**

Radiator, double glazed window to rear aspect (not UPVC)

#### **SHOWER ROOM 7' 10" x 5' 6" (2.39m x 1.68m)**

Fitted with a three piece suite and comprising shower cubicle with wall mounted Mira Sports shower inset and shower door, low level WC, wash hand basin, heated towel rail/radiator, extractor fan, recessed spotlights, two double glazed windows to rear aspect (not UPVC).

## LOFT SPACE

Whilst not currently used as livable accommodation the bungalow offers a spacious loft area which is fully boarded and has a double-glazed Velux window. Offering potential for conversion, subject to any necessary planning/fire regulation permissions, the visible usable space currently measures approximately 11'5" x 10'.

## OUTSIDE

The property stands recessed from Chaucer Road, a road which has minimal passing traffic and has a front garden set beyond brick wall, enclosed to the side aspects by fencing. The garden offers a block paved driveway/standing area enabling off street parking for up to one/two vehicles, further extending to a graveled garden with floral borders offering the potential for additional parking if necessary.

## REAR GARDEN

The rear garden to the property are of particular good size, larger than other similar properties within the area, which in themselves have good size gardens, with additional garden area having been purchased from a neighbouring property numerous years ago.

Extending to approximately 110' in depth x 60' max in width the gardens are beautifully established and unoverlooked, featuring patio/terrace leading from the bungalow onto the main garden area which is laid to lawn with a vast selection of established but well maintained floral and shrub borders.

The rear garden also features a water feature, raised vegetable area, storage shed and log cabin/summerhouse.

## STORAGE SHED Approx 9' 7" x 7' 5" (2.92m x 2.26m)

With pitched roof, light and power connected and window.

## LOG CABIN/SUN ROOM Approx 12' 6" x 12' 6" (3.81m x 3.81m)

With pitched roof, extending to approx 8'4" in height. The log cabin is usable for a variety of purposes, is approached via a timber decked terrace, has light and power connected and two windows (front and side aspect).

## STORAGE SHED/UTILITY Approx 6'10 x 5'

Situated around the corner from the conservatory. Has light and power connected, plumbing for automatic washing machine and space for tumble dryer, and space for tall fridge/freezer, window to side aspect.

## TENURE

Freehold

## COUNCIL TAX

Band 'C'

Address: 22 Chaucer Road, FELIXSTOWE, IP11 7RS

RRN: 0046-3051-1206-1325-1200





