



84 Grange Road, Felixstowe, IP11 2JZ

£495,000 FREEHOLD

Standing within stunning mature landscaped gardens of approximately one third of an acre (STS) and offered for sale for the first time in over 40 years is this attractive individual bay style detached house constructed by an independent builder for his own occupation in 1928.

The well proportioned and tastefully decorated accommodation briefly comprises spacious entrance hall, lounge, dining room, double glazed conservatory, kitchen, utility room, three bedrooms and bathroom with separate WC refitted by Messrs Anglia Factors of Martlesham.

Further benefits include UPVC sealed unit double glazed windows, gas fired central heating via radiators with a modern combination boiler, driveway enabling off street parking for two cars, larger than average garage and beautiful mature gardens of approximately one third of an acre having been originally landscaped by Messrs Notcutts of Woodbridge.

The property is conveniently located less than half a mile from Morrisons supermarket and approximately one mile from Felixstowe's main town centre with a variety of cafes, restaurants and shops available in addition to rail services at Great Eastern Square with links to Ipswich and onto London via Liverpool Street.

COVERED STORM PORCH - With sealed unit double glazed entrance door incorporating attractive stained glass leaded light panels opening to :-

ENTRANCE HALLWAY 14' 8" x 9' 6" (4.47m x 2.9m)

Staircase leading to the first floor with oak handrail, under stairs storage cupboard, laminate wood plank effect flooring, radiator, picture rail.

LOUNGE 16' x 16'8" into bay reducing to 14' (4.88m x 4.27m)

Attractive arts and craft style red brick and clay tile fire place with timber mantle, ornamental leeches and gas living flame effect fire, two radiators, picture rail, ceiling rose, two UPVC sealed unit double glazed windows to the side aspect, UPVC sealed unit double glazed bay window to the front aspect.

DINING ROOM 15' plus door recess x 13' 6" (4.57m x 4.11m)

Attractive tile fireplace surround with matching hearth and timber mantle, radiator, picture rail, UPVC sealed unit double glazed window to the side aspect, glazed French doors opening to :-

CONSERVATORY 15' 2" x 11' (4.62m x 3.35m)

Brick base with UPVC sealed unit double glazed windows, pitched polycarbonate roof with ceiling fan, tiled flooring, radiator, two wall light points, UPVC sealed unit double glazed French doors opening onto the rear garden.

KITCHEN 13' x 10' 3" (3.96m x 3.12m)

Fitted with a comprehensive range of wood grain effect finished units with brushed stainless steel handles, comprising base cupboards and drawers with work surfaces over, inset composite single drainer sink unit with mixer tap and separate filtered water tap, matching eye level cupboards with under cupboard lighting, built in stainless steel double oven, stainless steel gas four ring hob with concealed extractor hood over, glazed display unit with glass shelves and downlighters, integrated dishwasher, pull out larder unit, corner carousel unit, space for tall fridge/freezer, tiled floor, vertical radiator, LED ceiling spotlights, UPVC sealed unit double glazed window to the rear aspect, UPVC sealed unit double glazed door opening to :-

REAR PORCH 7' 10" x 3' 10" (2.39m x 1.17m)

Tiled floor, UPVC sealed unit double glazed door to the front and rear aspect.

UTILITY ROOM 6' 4" x 5' 3" (accessed from the rear porch) (1.93m x 1.6m)

Fitted worktop, space and plumbing for automatic washing machine, space for tumble dryer, tiled floor, water softner, window to the side aspect, UPVC sealed unit double glazed door to the garden.

FIRST FLOOR SPACIOUS GALLERIED LANDING 13' 10" x 10' 10" (4.22m x 3.3m)

Picture rail, original meter cupboard, walk in boiler cupboard housing wall mounted Vaillant combination gas fired boiler, window to the front aspect, access to loft space with pull down loft ladder.

BEDROOM ONE 15' x 14' (4.57m x 4.27m)

Original tiled fireplace surround, comprehensive range of light oak fitted bedroom furniture including wardrobes and bedside drawers, picture rail, radiator, UPVC sealed unit double glazed windows to the front and side aspect.

BEDROOM TWO 15' x 13' 6" (4.57m x 4.11m)

Original feature tiled fireplace surround, two wall light points, picture rail, built in wardrobe cupboard, radiator, UPVC sealed unit double glazed windows to the side and rear aspect.

BEDROOM THREE 10' 8" x 8' 4" (3.25m x 2.54m)

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

BATHROOM

Re-fitted to a high standard by Messrs Anglia Factors of Martlesham, comprising high gloss finished panel bath with mixer tap, walk in shower with glazed surround and corian surfaces, mixer shower, wash hand basin with mixer tap and high gloss finished vanity cupboards below, tiled flooring with under floor heating, tiled walls, chrome heated towel rail/radiator, LED ceiling spotlights, UPVC sealed unit double glazed window to the rear aspect.

SEPARATE WC

Matching suite comprising low level WC, tiled floor, radiator, fully tiled walls, UPVC sealed unit double glazed window to the rear aspect.

OUTSIDE

The property is recessed from the road with an attractive front garden being laid to lawn with flower and shrub borders, feature clay tile wall, Flagstone pathways, adjacent driveway enabling off street parking for two vehicles and access to :-

SINGLE GARAGE 17' 6" x 10' 6" (5.33m x 3.2m)

Having been completely reconstructed by Messrs Rust and Kemp of brick construction with a pitched tiled roof, power and light connected, personal door leading to the rear garden.

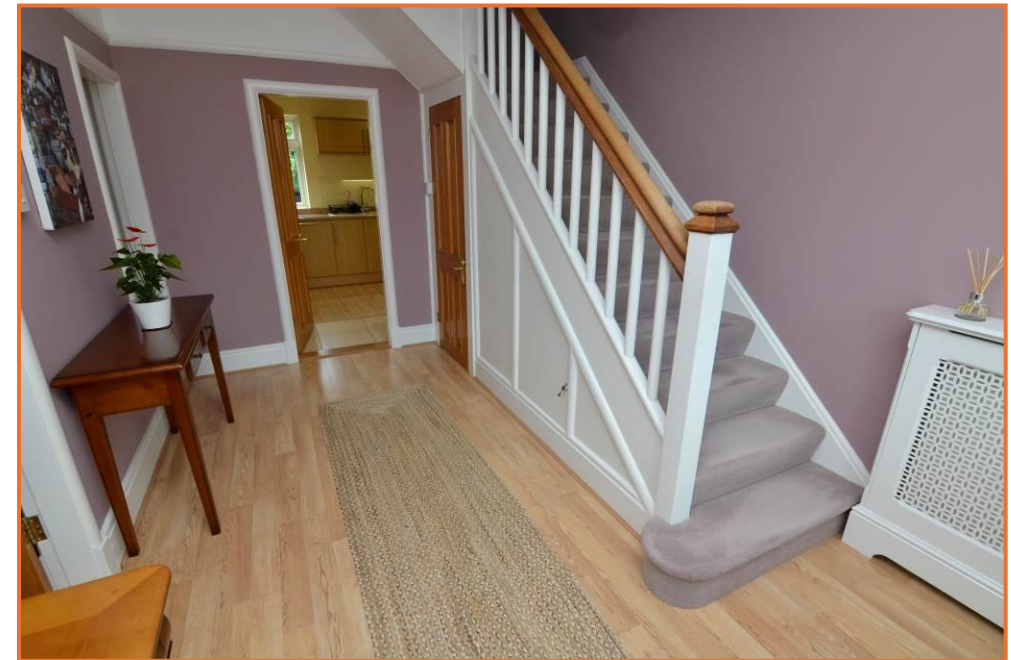
REAR GARDEN

The property stands in stunning gardens of approximately one third of an acre in size having been originally landscaped by Messrs Notcutts of Woodbridge and comprising of an attractive pond with water feature and pebbled surround, Flagstone patio area, timber seat with vine, established borders with a huge variety of beautifully mature trees and established shrubs including a Judas tree with adjacent summer house and additional access to a wildlife area of garden designed as a haven for birds and other wildlife.

COUNCIL TAX

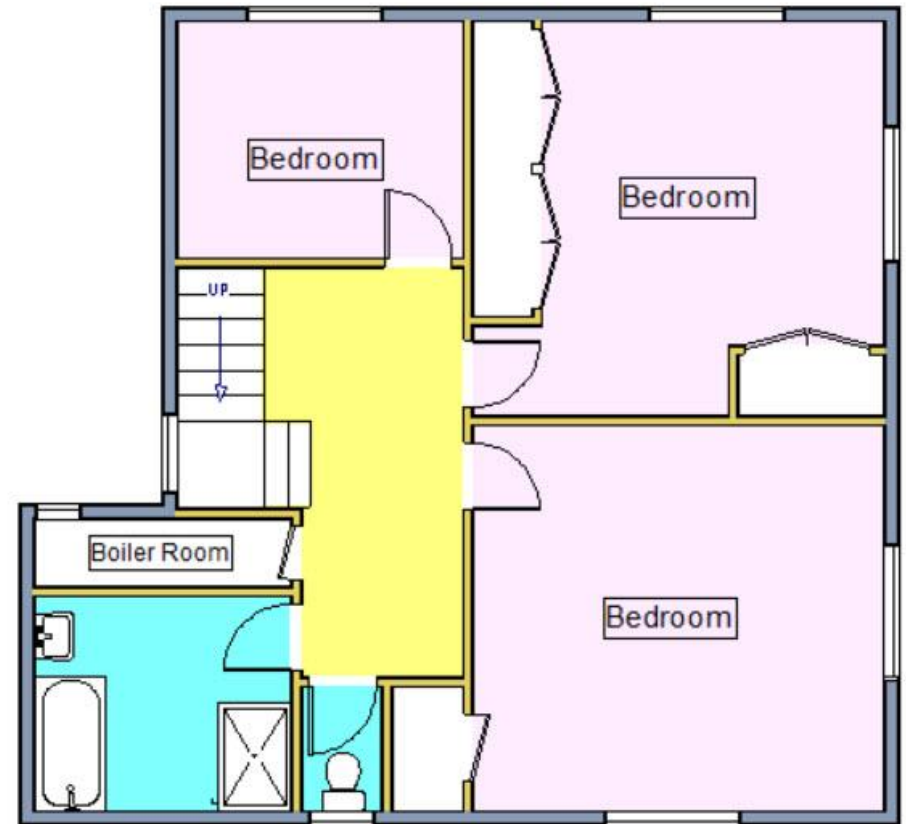
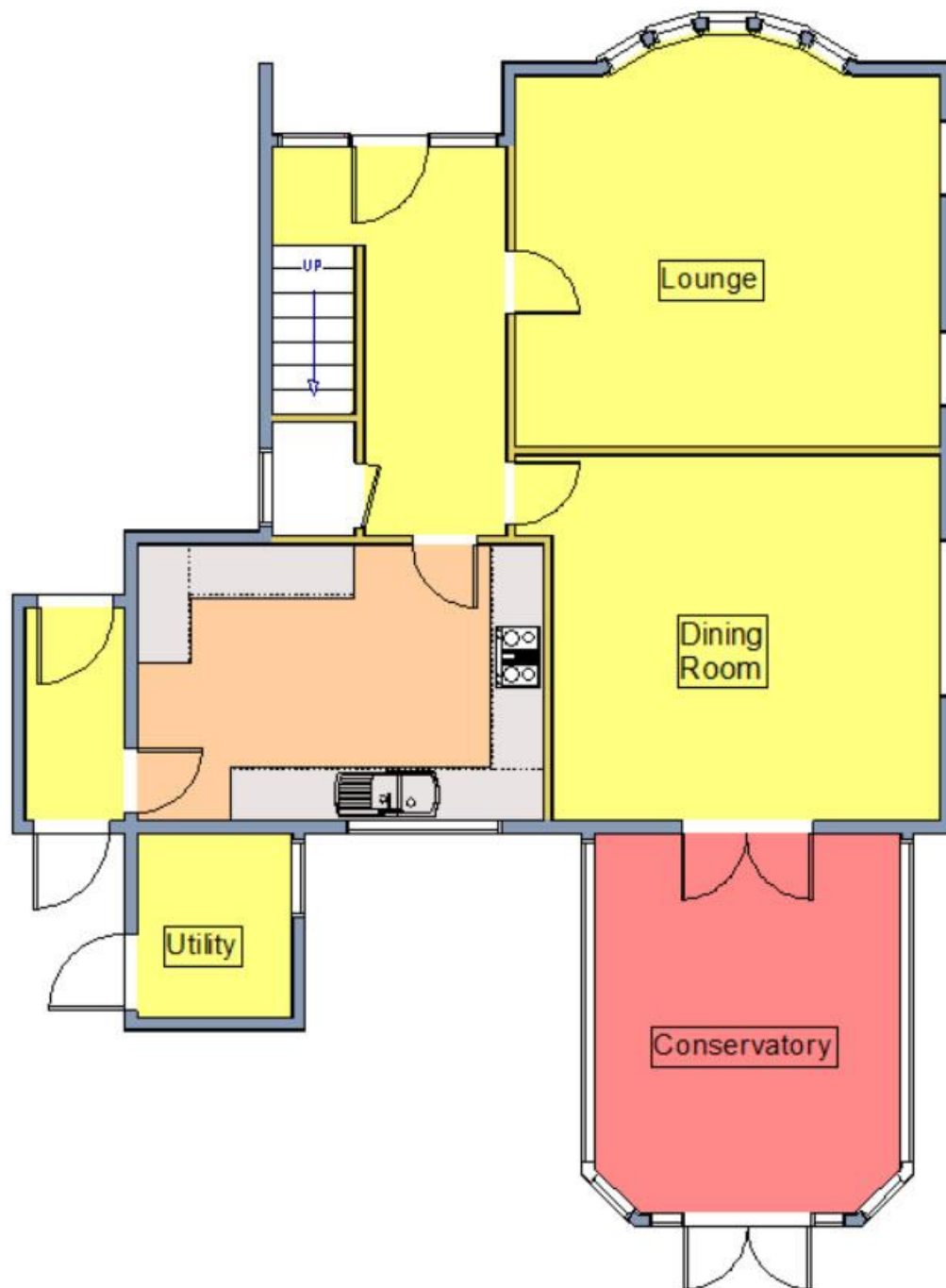
Band 'E'











Address: 84 Grange Road, FELIXSTOWE, IP11 2JZ
 RRN: 5635-2126-1500-0234-1206

Energy Rating

Most energy efficient - lower running costs



Not energy efficient - higher running costs

CURRENT

62

POTENTIAL

81

England & Wales

EU Directive
2002/91/EC

