



8 St. Georges Road, Felixstowe, IP11 9PL

£417,000 FREEHOLD

Located in a prime residential road in Old Felixstowe, a double bay fronted, greatly extended five bedroom semi-detached family home, within walking distance of the sea at Brackenbury Cliffs.

In addition to the five bedrooms, the property benefits from two reception rooms, ample off road parking, garage and a generous sized rear garden.

The accommodation in brief comprises; entrance porch, entrance hall, lounge, dining room, kitchen, conservatory, inner lobby cloakroom. On the first floor are five bedrooms, a shower room and a separate cloakroom. Heating is supplied in the form of gas fired central heating to radiators and windows are of double glazed construction.

St Georges Road is generally considered as a popular residential location, a few minutes' walk from the sea and is in close proximity to a useful parade of shops in High Road East, in addition to being approximately one and a quarter miles from Felixstowe's main town centre.

A viewing is highly recommended to appreciate the spacious accommodation on offer.

UPVC double glazed entrance door opening into:

ENTRANCE PORCH

Tiled flooring, windows to front aspect, door to:

ENTRANCE HALL 15' 11" x 6' 5" (4.85m x 1.96m)

Radiator, stairs leading up to first floor with under stairs storage cupboard, access to garage. Doors to:

DINING ROOM 14' 11" into bay x 13' 7" (4.55m x 4.14m)

Bay window to front aspect with fitted shutter blinds, radiator.

LOUNGE 13' 5" x 12' (4.09m x 3.66m)

Radiator, TV point, gas feature fire, double doors opening into:

CONSERVATORY 17' 9" x 10' 5" (5.41m x 3.18m)

Brick built base conservatory with windows and doors overlooking rear garden, radiator, door into inner lobby.

KITCHEN 15' 9" x 9' 5" (4.8m x 2.87m)

Fitted worktops with a tiled splashback, fitted storage units above and matching units and drawers below. Composite one and a half bowl sink unit with mixer tap and single drainer. Space and plumbing available for a dishwasher, further spaces available for free standing fridge/freezer, integrated eye level double oven, four ring gas hob with cooker hood above, radiator, windows to both side and rear aspect, door to:

INNER LOBBY 8' x 3' 7" (2.44m x 1.09m)

Fitted worktops with storage units above. Door into conservatory and door to:

CLOAKROOM

Suite comprising; Low level WC, hand wash basin. Radiator. Dimplex wall heater, extractor, window to rear aspect.

FIRST FLOOR LANDING

Storage cupboard, access to loft space. Doors to:

BEDROOM ONE 15' into the bay x 12' 1" (4.57m x 3.68m)

Bay window to front aspect with fitted shutter blinds, radiator, fitted wardrobes.

BEDROOM TWO 13' 5" x 12' 1" (4.09m x 3.68m)

Radiator, window to rear aspect, fitted wardrobes.

BEDROOM THREE 9' 5" x 7' 11" (2.87m x 2.41m)

Laminate flooring, radiator, window to rear aspect.

BEDROOM FOUR 7' 11" x 7' 5" (2.41m x 2.26m)

Laminate flooring, radiator, window to front aspect.

BEDROOM FIVE 7' 5" x 7' 5" (2.26m x 2.26m)

Radiator, window to rear aspect.

SHOWER ROOM 7' 4" x 7' 2" (2.24m x 2.18m)

Suite comprising; Hand wash basin with mixer tap, corner shower cubicle. Fitted storage units. Heated towel rail, extractor, Window to front aspect.

SEPARATE WC

Low level WC, hand wash basin with mixer tap. Radiator. Obscured window to side aspect.

GARAGE 21' 7" x 7' 6" (6.58m x 2.29m)

Light and power connected, space and plumbing available for both a washing machine and tumble dryer. Valliant boiler. Obscured double glazed double doors opening to front aspect.

OUTSIDE

To the front of the property is a block paved driveway enabling ample off road parking, low brick wall to front and side boundary, raised shingle area, side access gate.

The generous sized rear garden is enclosed by fencing, mainly laid to lawn with an established shrub and plant borders, patio area, garden path leading to bottom of garden where a storage shed is located. Additionally brick built store, outside tap.

COUNCIL TAX

Band 'D'











