



31 Queens Road, Felixstowe, IP11 7QU

£510,000 FREEHOLD

Built of traditional brick cavity wall construction beneath a tiled roof and situated in a popular established residential location close to the main town centre, an extended four bedroom detached family home with garage and parking.

In addition to the four bedrooms the property benefits from off road parking, garage, three reception rooms and an en-suite to bedroom one.

The accommodation consists of entrance porch, entrance hall, cloakroom, lounge, dining room, family room, kitchen, utility room, conservatory, family bathroom and en-suite shower room leading from bedroom one.

Heating is supplied in the form of gas fired central heating to radiators via a newly installed combi-boiler and windows are of double glazed construction. Externally the property offers an established and enclosed rear garden whilst to the front aspect is off street parking for two/three vehicles via driveway/hard standing area leading to an adjacent garage.

Offered for sale with vacant possession and no onward chain an internal inspection is advised to fully appreciate the accommodation on offer.

UPVC DOUBLE GLAZED ENTRANCE DOOR Leading to :-

ENTRANCE PORCH 5' 7" x 2' 9" (1.7m x 0.84m)

Tiled flooring and part glazed door leading to :-

ENTRANCE HALLWAY

Central heating thermostat, staircase leading to first floor landing, double door cloaks/storage cupboard and doors leading to :-

CLOAKROOM

Comprising low level WC, wash hand basin, radiator, UPVC double glazed window to front aspect.

LOUNGE 19' 9" x 12' 2" (6.02m x 3.71m)

Two radiators, flame effect gas fire, UPVC double glazed window to front aspect, double doors leading into :-

DINING ROOM 12' 2" x 10' 6" (3.71m x 3.2m)

Radiator, patio doors leading into conservatory and also door leading into :-

KITCHEN 13' x 8' 11" (3.96m x 2.72m)

Fitted comprising a single drainer one and a half bowl sink unit with cupboards under, fitted drawers, cupboards, units and worksurfaces, fitted hob, oven and extractor hood, integrated refrigerator, integrated freezer, double glazed window to rear aspect.

CONSERVATORY 13' 5" x 12' 2" (4.09m x 3.71m)

Of brick cavity wall base with UPVC double glazed upper sections and doors leading to outside.

FAMILY ROOM 16' 9" x 9' (5.11m x 2.74m)

(original garage) housing gas fired boiler serving hot water supply and central heating (recently installed), windows to front aspect.

FIRST FLOOR LANDING

Radiator, doors leading to :-

BEDROOM ONE 16' 6" x 12' 2" (5.03m x 3.71m)

With a range of fitted bedroom furniture consisting of wardrobes and drawers, radiator, window to front aspect, door leading to :-

EN-SUITE SHOWER ROOM 7' 11" x 4' 9" (2.41m x 1.45m)

Fitted comprising shower cubicle with shower inset, low level WC, wash hand basin, heated towel rail/radiator, built in storage cupboard, courtesy lighting, window to side aspect.

BEDROOM TWO 12' 2" x 10' 5" (3.71m x 3.18m)

Radiator, window to rear aspect.

BEDROOM THREE 12' 3" x 9' 10" (3.73m x 3m)

With a large built in wardrobe, radiator, window to rear aspect.

BEDROOM FOUR 9' 11" x 8' 11" (3.02m x 2.72m)

Radiator, window to front aspect.

BATHROOM 7' 4" x 6' 9" (2.24m x 2.06m)

Fitted and comprising a corner bath with shower over and shower screen, low level WC, wash hand basin, part tiled wall surfaces, heated towel rail/radiator, built in airing/storage cupboard, window to front aspect.

OUTSIDE

The property is situated on a corner plot adjoining Cobbold Road and Queens Road in Felixstowe.

Standing slightly recessed from Queens Road to the front aspect is a block paved driveway/standing area enabling off street parking for up to three vehicles, enclosed to the side aspect and leading to :-

GARAGE 18' 6" x 11' 2" (5.64m x 3.4m)

With up and over doors to both front and rear aspects, pitched roof, light and power connected.

REAR GARDEN

To the rear of the property is the main garden area with mainly easterly aspect, the garden has been well maintained, is laid mainly to lawn, has established shrubs and plants, is enclosed by fencing, also houses a greenhouse, timber storage shed and an outside tap.

COUNCIL TAX

Band 'E'











