



15 Hollybush Drive, Felixstowe, IP11 9TP

£575,000 FREEHOLD

Offered for sale with no onward chain and located in a quiet cul-de-sac in a popular residential road in Old Felixstowe, a well presented four-bedroom detached family home.

In addition to four bedrooms the property benefits from off road parking a double garage and a private west facing rear garden. Furthermore there is a modern kitchen with separate utility room, a downstairs shower room as well as a first floor family bathroom and two reception rooms.

The accommodation in brief comprises entrance porch, entrance hall, lounge, dining room, kitchen, utility room, shower room, upstairs are four bedrooms and a family bathroom. Heating is supplied in the form of gas fired central heating to radiators and windows are of double glazed construction.

The property also benefits from solar panels, the current owner has informed us these bring in an annual income of approximately £2,000. The feed in tariff is transferable to the new owners as it still has 13 years to run.

Hollybush Drive was constructed in the 1970s and consists of similar detached family homes, the property is a short distance away from the sea at Brackenbury Cliffs and good local schooling.

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

UPVC DOUBLE GLAZED ENTRANCE DOOR

Opening into :-

ENTRANCE PORCH 6' 10" x 4' 10" (2.08m x 1.47m)

Window to side aspect, door opening into :-

ENTRANCE HALLWAY 13' 10" x 5' 10" (4.22m x 1.78m)

Stairs leading up to the first floor and doors to :-

LOUNGE 21' 10" x 11' 6" (6.65m x 3.51m)

Radiator, floor to ceiling window to front aspect, patio doors overlooking the rear garden, TV point.

DINING ROOM 15' 10" x 10' (4.83m x 3.05m)

Radiator, window to front aspect, serving hatch.

KITCHEN 12' 5" x 9' 11" (3.78m x 3.02m)

Marble effect fitted worktop with matching upstand, fitted storage units above and matching storage units and drawers below, stainless steel one and a half bowl sink unit with mixer tap and single drainer, integrated dishwasher, eye level Neff double oven with a four ring Neff hob and extractor above, spotlights, radiator, window to rear aspect, door to :-

UTILITY ROOM 11' 11" x 10' 4" (3.63m x 3.15m)

Fitted worktops with a tiled splashback, stainless steel sink unit with mixer tap and single drainer, space and plumbing available for both a washing machine and tumble dryer, radiator, tiled flooring, window to side aspect, doors to outside, service door into garage.

SHOWER ROOM 7' 6" x 5' 10" (2.29m x 1.78m)

Suite comprising low level WC, wash hand basin with mixer tap, shower cubicle, part tiled walls, radiator, extractor, obscured window to rear aspect.

FIRST FLOOR LANDING

Access to the loft space, storage cupboard housing hot water cylinder and doors to :-

BEDROOM ONE 11' 7" x 10' 6" (3.53m x 3.2m)

Radiator, window to front aspect, fitted wardrobes.

BEDROOM TWO 13' 2" x 10' 6" reducing to 8' 4" (4.01m x 2.54m)

Radiator, window to front aspect, fitted wardrobes.

BEDROOM THREE 10' 11" x 10' 1" (3.33m x 3.07m)

Radiator, window to the rear aspect, fitted wardrobes.

BEDROOM FOUR 11' x 8' 4" (3.35m x 2.54m)

Radiator, window to rear aspect, fitted wardrobes.

FAMILY BATHROOM 6' 10" x 6' 10" (2.08m x 2.08m)

Suite comprising low level WC, vanity wash hand basin with mixer tap and storage cupboard below, panelled bath with mixer tap and shower attachment, fitted shower screen, part tiled walls, radiator, shaving point, obscured window to rear aspect.

OUTSIDE

To the front of the property there is a well presented front garden with block paved driveway enabling off road parking, the remainder of the front garden is laid to lawn with established shrub and plant border.

The private west facing rear garden is predominantly laid to lawn with a good size patio area and a vast array of established shrub and plant borders, side access gate, storage shed, outside tap.

DOUBLE GARAGE 18' 5" x 15' 10" (5.61m x 4.83m)

Electric up and over door, light and power connected.

COUNCIL TAX

Band 'E'







