



6 Rendlesham Road, Felixstowe, IP11 2YP

£325,000 FREEHOLD

A modern well presented detached family house built in the 1990s by Messrs Wilcon Homes Group of developers of traditional brick cavity wall construction beneath a pitched tiled roof.

The accommodation briefly comprises entrance hall, cloakroom, lounge, dining room, double glazed conservatory, fitted kitchen, three bedrooms (master bedroom with en-suite shower room) and family bathroom.

Further benefits include off street parking for two vehicles, a single garage, enclosed private landscaped rear garden, gas fired central heating via thermostatically controlled radiators and UPVC sealed unit double glazed windows.

The property is situated on the Orwell Green development convenient for nearby Morrisons supermarket, a doctor's surgery, pharmacy, local schools and bus services into Felixstowe's town centre (less than one and a half miles distance) with a variety of local and high street stores in addition to the promenade and sea.

COVERED STORM PORCH

With storage cupboard, tiled floor, UPVC sealed unit double glazed leaded light panelled door opening to :-

ENTRANCE HALLWAY

Laminate wood plank effect flooring, radiator, staircase leading to the first floor, UPVC sealed unit double glazed window to the side aspect.

CLOAKROOM

Modern suite comprising WC with concealed cistern, wash hand basin, part tiled walls, tiled floor, extractor fan.

LOUNGE 17' reducing to 14' x 12'7" reducing to x 10' 2" (5.18m x 3.1m)

Wall mounted electric flame effect fire, radiator, wood plank effect flooring, TV point, two wall light points, UPVC sealed unit bay window to the front aspect, double doors opening to the entrance hall, door opening to :-

DINING ROOM 14' 8" max reducing to 11'10" x 7' 10" (4.47m x 2.39m)

Radiator, laminate wood plank effect flooring, under stairs storage cupboard, serving hatch to the kitchen, UPVC sealed unit double glazed doors opening to :-

CONSERVATORY 8' 4" x 7' 8" (2.54m x 2.34m)

Of mainly brick construction with UPVC sealed unit double glazed windows, pitched polycarbonate roof, radiator, tiled floor, UPVC sealed unit double glazed French doors opening to the rear garden.

KITCHEN 11' 6" x 7' 2" (3.51m x 2.18m)

Fitted with a comprehensive range of farmhouse style units comprising base cupboards and drawers with Quartz work surfaces over, inset ceramic Butler sink, mixer tap, matching eye level cupboards, space and plumbing for automatic washing machine, space and plumbing for dishwasher, space for Range style cooker, tiled floor, UPVC sealed unit double glazed window to the rear aspect, UPVC sealed unit double glazed door opening to the rear garden.

FIRST FLOOR LANDING

BEDROOM ONE 15' 6" reducing to 11'8" x 11' 10" (4.72m x 3.61m)

Two radiators, laminate wood plank effect flooring, built in over stairs storage cupboard/airing cupboard housing wall mounted Vaillant gas fired combination boiler, two UPVC sealed unit double glazed windows to the rear aspect.

EN-SUITE SHOWER ROOM

Modern white suite comprising tiled shower cubicle with glazed sliding door, Mira shower unit, low level WC, pedestal wash hand basin, laminate tile effect flooring, extractor fan.

BEDROOM TWO 14' 2" max reducing to 8'8" x 8' 10" (4.32m x 2.69m)

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

BEDROOM THREE 11' 10" x 6' 6" increasing to 8' 7" max (3.61m x 2.62m)

Laminate wood plank effect flooring, radiator, UPVC sealed unit double glazed window to the front aspect.

FAMILY BATHROOM

Modern white suite comprising panel bath with mixer shower over, glazed shower screen, low level WC, pedestal wash hand basin, part tiled walls, chrome heated towel rail/radiator, ceiling spotlights, UPVC sealed unit double glazed window to the side aspect.

OUTSIDE

To the front of the property there is an open plan style garden laid to lawn with shingled area and off-street parking for one vehicle with adjacent driveway enabling parking for an additional vehicle and providing access to a single garage.

GARAGE 16' 6" x 8' 2" (5.03m x 2.49m)

Up and over door, power and light connected, pitched roof with boarding and storage facility, part glazed personal door opening to the rear garden.

To the side of the property there is an enclosed entertaining area with brick-built BBQ, external light, pea shingle and shrub borders, paving leading to the main area of garden which has been landscaped and offers a good degree of privacy with patio areas, timber steps leading up to a lawn with raised decking area, external light, circular paved patio and established shrubs.







