



## 4 Wentworth Drive, Felixstowe, IP11 9LD

**£299,950 FREEHOLD**

Situated in a popular residential road in Old Felixstowe, close to local schooling is this three bedroom mid terraced home, offered for sale with no onward chain.

In addition to the three bedrooms the property benefits from ample off road parking, a garage and a south easterly facing rear garden.

The accommodation in brief comprises entrance hall, lounge/diner, kitchen, upstairs are three bedrooms a bathroom and separate cloakroom. Heating is supplied in the form of gas fired central heating to radiators and windows are of double glazed construction.

The property is conveniently located within close proximity to local schools such as Kingsfleet Infant and Colneis Junior both boasting Ofsted ratings of 'Good'.

With some modernisation required a viewing is highly recommended to appreciate the spacious accommodation on offer.

**UPVC DOUBLE GLAZED ENTRANCE DOOR** Opening into :-

**ENTRANCE HALLWAY 6' 11" x 6' 7" (2.11m x 2.01m)**

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

**KITCHEN 10' 2" x 7' (3.1m x 2.13m)**

Fitted worktops with a tiled splashback, fitted storage units above and matching units and drawers below, stainless steel sink unit with single drainer, space and plumbing available for a washing machine, further spaces available for freestanding fridge freezer and cooker, pantry cupboard, storage cupboard, radiator, window to front aspect and Baxi combination boiler.

**LOUNGE/DINER 19' 6" x 14' 11" (5.94m x 4.55m)**

Radiator, TV point, under stairs storage cupboard, windows and French door to rear aspect.

**FIRST FLOOR LANDING** Access to loft space, doors to :-

**BEDROOM ONE 11' 8" x 11' 8" (3.56m x 3.56m)**

Radiator, window to rear aspect.

**BEDROOM TWO 11' 7" x 10' 4" (3.53m x 3.15m)**

Radiator, window to front aspect.

**BEDROOM THREE 7' 7" x 6' 10" (2.31m x 2.08m)**

Radiator, window to rear aspect.

**BATHROOM 6' 11" x 4' 8" (2.11m x 1.42m)**

Suite comprising hand wash basin, panelled bath with mixer tap and shower over, radiator, extractor, obscured window to front aspect.

**SEPARATE WC** Low level WC, wash hand basin, obscured window to front aspect.

**OUTSIDE** To the front of the property is a large front garden, mainly laid to lawn and enclosed by fencing and a driveway enabling ample off road parking.

The rear garden is of south easterly aspect and comprises a patio area leading to the remainder of the garden which is laid to lawn with a garden path to a rear access gate, storage shed and fencing to boundaries.

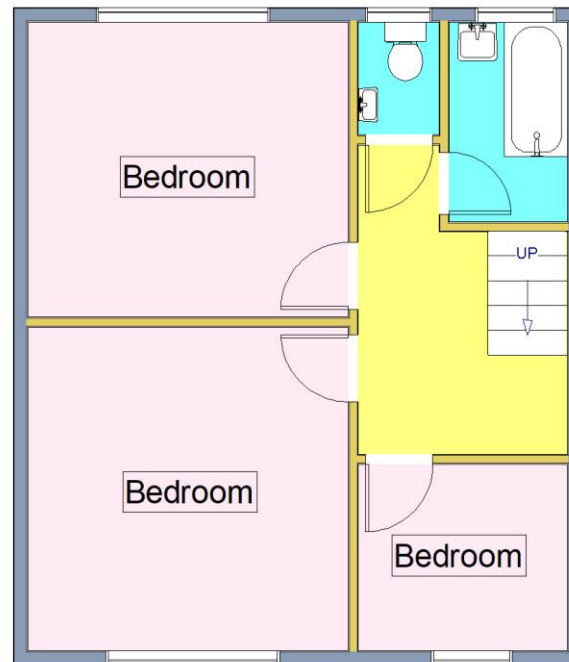
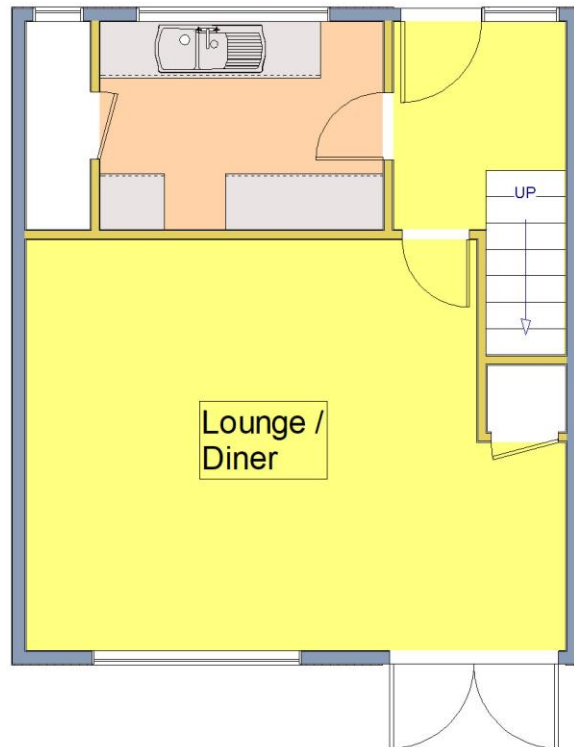
**GARAGE 16' 2" x 8' 3" (4.93m x 2.51m)**

Up and over door, light and power connected.

**COUNCIL TAX** Band 'C'







Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		