



64 Upperfield Drive, Felixstowe, IP11 9LS

£360,000 FREEHOLD

Offered for sale with no onward chain and located in a popular residential road in Old Felixstowe is this three bedroom detached bungalow.

In addition to the three bedrooms the property benefits from ample off road parking, garage and a large 'L' shaped lounge/diner.

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

Upperfield is a popular Old Felixstowe road located approximately a mile away from Felixstowe town centre but within walking distance of local bus services on Colneis Road. Local schooling such as Fairfield Infant and Colneis and Kingsfleet Junior are all located nearby.

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

ENTRANCE DOOR

Opening into :-

ENTRANCE PORCH 4' 11" x 3' 1" (1.5m x 0.94m)

Tiled flooring, door opening into :-

L SHAPED ENTRANCE HALLWAY 15' 2" x 10'10" max reducing to 4' 9" (4.62m x 1.45m)

Radiator, access to loft space, storage cupboard and airing cupboard housing the Alpha combination boiler. Th

L SHAPED LOUNGE DINER 22' 7" x 21'3" reducing to 11' 11" (6.88m x 3.63m)

Three radiators, two windows to the side aspect and further window to the front aspect, TV point, sliding door opening into :-

KITCHEN 11' 11" x 8' 10" (3.63m x 2.69m)

Fitted worktops with a tiled splashback, 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, further space and plumbing available for a washing machine and further spaces available for a freestanding fridge/freezer and cooker, radiator, window to side aspect and door opening into :-

COVERED SIDE PASSAGEWAY

Door access to front and rear of property.

BEDROOM ONE 12' 9" x 9' 9" (3.89m x 2.97m)

Radiator, window to rear aspect with field views, fitted wardrobes.

BEDROOM TWO 12' 5" x 8' 11" (3.78m x 2.72m)

Radiator, french doors to the rear aspect with field views.

BEDROOM THREE 9' x 7' 10" (2.74m x 2.39m)

Radiator, window to side aspect, fitted wardrobes.

BATHROOM 7' 10" x 5' 10" (2.39m x 1.78m)

Suite comprising wash hand basin, panelled bath with mixer tap and shower over, fully tiled walls, radiator, obscured window to side aspect.

SEPARATE WC

Suite comprising low level WC, wash hand basin, obscured window to side aspect.

OUTSIDE

The property benefits from a long driveway creating ample off road parking. The remainder of the front garden is open and laid to lawn with established shrub and plant border.

The rear garden is unoverlooked and enjoys field views and is mainly laid to lawn with established shrub and plant border and two patio areas. Service door into :-

GARAGE 18' 5" x 10' 1" (5.61m x 3.07m)

Up and over door, light and power connected.

COUNCIL TAX

Band 'D'



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		





