



21 Estuary Drive, Felixstowe, IP11 9TL

£575,000 FREEHOLD

Offered for sale with no onward chain a beautifully presented and extensively modernised detached bungalow located in a quiet residential cul-de-sac with a west facing private rear garden in the popular area of Old Felixstowe close to Felixstowe's golf links and sea.

The well planned and tastefully decorated accommodation briefly comprises double glazed entrance porch, entrance hallway, stunning open plan lounge/kitchen with handcrafted bespoke cabinets with granite worktops and bi-folding doors opening onto the west facing rear garden, three bedrooms (master bedroom with en-suite shower room) and modern re-fitted contemporary style family bathroom.

Further benefits include the installation of underfloor heating with an energy efficient boiler and pressurised hot water system, anthracite coloured double glazed windows and doors, smooth plastered ceilings with LED lighting in addition to a driveway with parking for three vehicles, a single garage with electric roller door and attractive west facing rear garden offering excellent privacy.

The property is situated at the end of a quiet and established residential cul-de-sac leading from Westmorland Road within easy reach of the popular 18 hole golf links, sailing facilities at Felixstowe Ferry, the sea, promenade, a useful parade of shops in High Road East and is approximately one and a quarter miles from Felixstowe's main town centre shopping thoroughfare with an excellent choice of independent and national shops, cafes and restaurants available.

ANTHRACITE COLOURED UPVC SEALED UNIT DOUBLE GLAZED DOOR AND MATCHING WINDOWS - Opening to :-

ENTRANCE PORCH

Chequered tile floor, part glazed oak double doors opening to :-

SPACIOUS ENTRANCE HALL 20' 6" x 5'7 reducing to 3' 10" (6.25m x 1.17m)

Built in double door cloaks cupboard with cupboards over, access to loft space, built in airing cupboard with pine slatted shelves and under floor central heating control thermostat.

STUNNING OPEN PLAN LIVING ROOM/KITCHEN 30' max x 19' 6" into bay max (9.14m x 5.94m)

LOUNGE AREA 19' 6" max into bay reducing to 16'4" x 12' 2" (5.94m x 3.71m)

Fireplace recess with cast iron log burner, marble hearth, recess for log storage, LED ceiling spotlights, TV point, under floor central heating control thermostat, UPVC sealed unit double glazed bay window to the front aspect, UPVC sealed unit double glazed window to the rear aspect. Open plan to :-

KITCHEN AREA 18' 2" x 10' 10" (5.54m x 3.3m)

Fitted with a comprehensive range of bespoke cabinets comprising base cupboards and drawers with granite work surfaces over, inset single drainer one and a half bowl sink unit with mixer tap, granite upstands, matching eye level cupboards, built in pantry unit, integrated dishwasher and washing machine, island unit with further cupboards and saucepan drawers below, granite work surfaces over with inset Neff stainless steel five ring gas hob and downdraft extractor, Neff stainless steel double oven, breakfast bar, under floor central heating control thermostat, LED ceiling spotlights, LVT wood plank effect flooring, space for American style fridge/freezer, anthracite coloured double glazed bi-folding doors opening to the rear sun terrace.

MASTER BEDROOM 15' plus door recess x 10' 2" (4.57m x 3.1m)

Range of fitted wardrobes with cupboards over, UPVC sealed unit double glazed window to the side aspect, under floor central heating control thermostat, UPVC sealed unit double glazed square bay window to the front aspect.

EN-SUITE SHOWER ROOM

Re-fitted to a high standard comprising of a white suite with walk in shower, glazed screen, twin head shower unit, low level WC, wash hand basin with mixer tap and high gloss finished vanity drawers below, wood plank effect tiled floor, mainly tiled walls, wall mirror with de-mist feature and lighting, chrome heated towel rail/radiator, LED ceiling spotlights, extractor fan, under floor central heating control thermostat, UPVC sealed unit double glazed window to the side aspect.

BEDROOM TWO 10' 8" x 9' 2" (3.25m x 2.79m)

UPVC sealed unit double glazed window to the rear aspect, under floor central heating control thermostat.

BEDROOM THREE 11' 2" x 6' 10" (3.4m x 2.08m)

Built in double door wardrobe with cupboards over, UPVC sealed unit double glazed window to the side aspect, under floor central heating control thermostat.

BATHROOM

Re-fitted to a high standard comprising a white suite with tiled panel bath with marble surround, central mixer tap and shower attachment, low level WC, wash hand basin with mixer tap and high gloss finished vanity drawers below, tiled wood plank effect flooring, extractor fan, under floor central heating control thermostat, LED ceiling spotlights, chrome heated towel rail/radiator, UPVC sealed unit double glazed window to the side aspect.

OUTSIDE

The property stands at the end of a quiet residential cul-de-sac with a good size garden to the front being open plan style, laid to lawn with circular flower beds and further flower borders, driveway enabling off street parking for three vehicles providing access to :-

SINGLE GARAGE 17' 8" x 9' (5.38m x 2.74m)

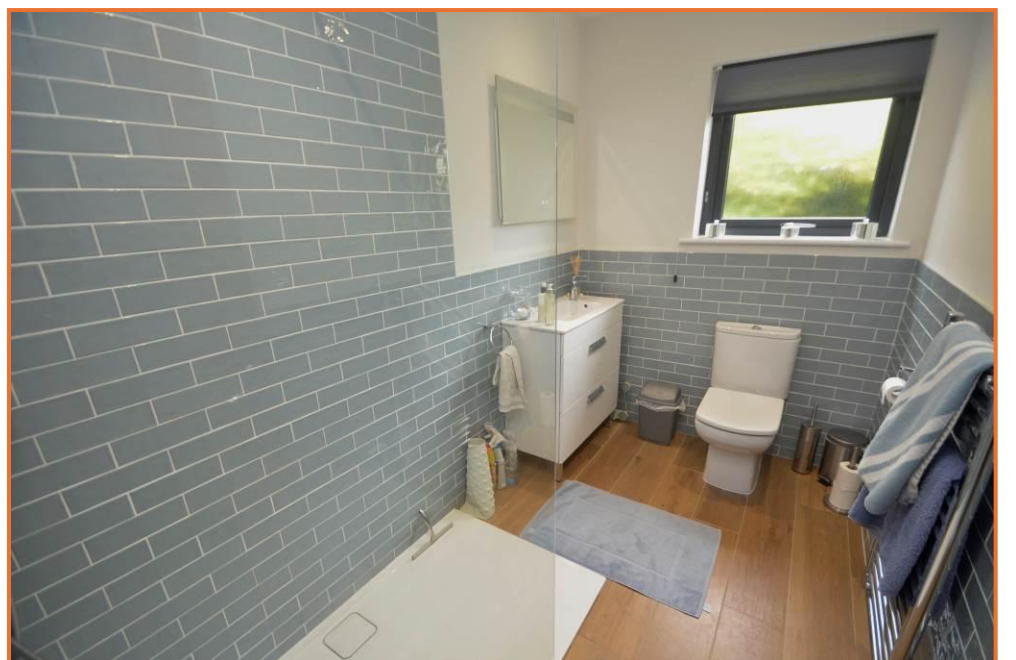
Remote control anthracite coloured electrically operated roller door, Baxi gas fired boiler and pressurised hot water cylinder, access to the loft space, fluorescent strip lights, power points, side pathway and gate leading to the rear garden.

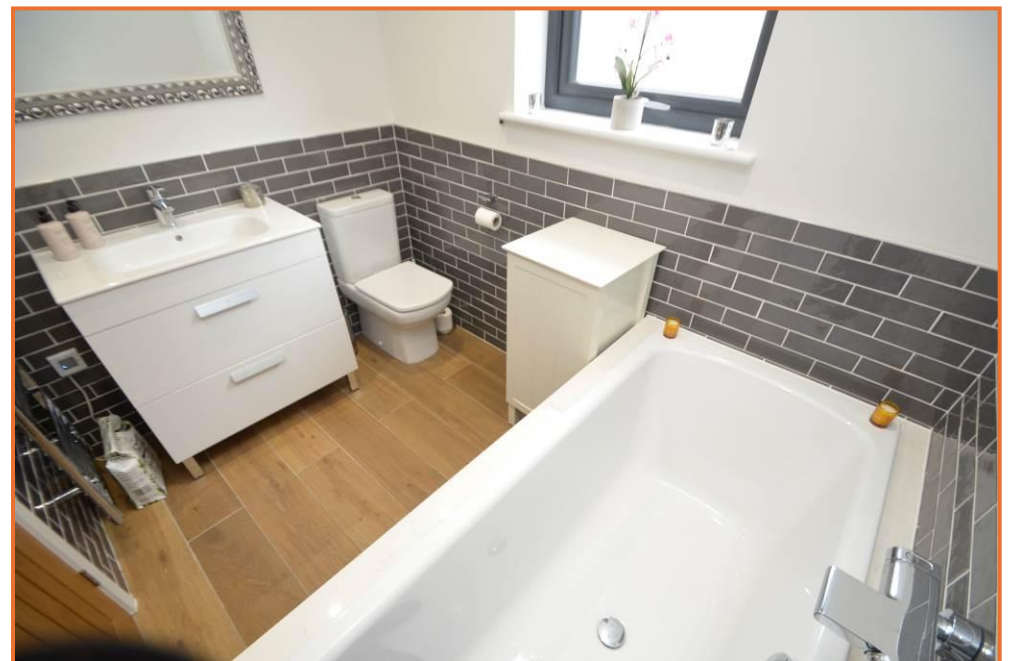
To the rear of the property there is an attractive and private west facing garden comprising paved sun terrace, lawn, raised decking area with timber summer house, timber storage shed, flower and shrub borders, green house, cold water tap, three lantern style wall lights and timber fencing to the boundaries.

COUNCIL TAX

Band 'E'







Address: 21 Estuary Drive, FELIXSTOWE, IP11 9TL
RRN: 9252-3052-4203-8835-7200

Energy Rating

Most energy efficient - lower running costs



Not energy efficient - higher running costs

CURRENT POTENTIAL

69 77

England & Wales

EU Directive
2002/91/EC

