



55 Seaton Road, Felixstowe, IP11 9BS

£299,950 FREEHOLD

A beautifully presented extended double bay fronted older style three-bedroom semi-detached family home located in the popular residential village of Walton.

In addition to the three bedrooms the property benefits from ample off-road parking, an unoverlooked facing rear garden with a workshop, open plan kitchen/dining room.

The accommodation in brief comprises entrance hall, lounge, kitchen/dining room/family area, upstairs there are three 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.

Seaton Road is an established residential road located a short distance away from Felixstowe town centre, and a parade of shops and amenities on Walton High Street. The property is also conveniently located close to local schools and the train station.

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

ENTRANCE DOOR

Opening into :-

ENTRANCE HALLWAY 15' 9" x 5' 7" (4.8m x 1.7m)

Oak flooring, radiator, stairs leading up to the first floor and doors to :-

LOUNGE 15' 2" x 11' 7" (4.62m x 3.53m)

Bay window to the front aspect, radiator, TV point, gas fireplace.

OPEN PLAN KITCHEN/DINING/FAMILY SPACE 20' 6" x 17' 7" (6.25m x 5.36m)

KITCHEN AREA 17' 3" x 6' 4" (5.26m x 1.93m)

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, space and plumbing available for both a washing machine and a dishwasher, further spaces available for under counter fridge and freezer, Hotpoint eye level oven, four ring gas hob with cooker hood above, window to rear aspect, further window and door to side aspect, under stairs storage cupboard, breakfast bar.

DINING/FAMILY SPACE 17' 9" x 10' 9" (5.41m x 3.28m)

Oak flooring, TV point, patio doors to rear garden, radiator, gas fire.

FIRST FLOOR LANDING

Obscured window to the side aspect, doors to :-

BEDROOM ONE 15' 1" into the bay x 10' 5" (4.6m x 3.18m)

Radiator, bay window to the front aspect, fitted wardrobes.

BEDROOM TWO 12' 2" x 10' 10" (3.71m x 3.3m)

Radiator, window to rear aspect overlooking Seaton Road playing field, fitted wardrobes and fitted cupboard housing hot water cylinder.

BEDROOM THREE 8' 10" x 7' (2.69m x 2.13m)

Radiator, window to front aspect, fitted wardrobes.

FAMILY BATHROOM 6' 4" x 6' 4" (1.93m x 1.93m)

Suite comprising low level WC, hand wash basin, panelled bath with shower over, fully tiled walls, radiator, obscured window to rear aspect, access to the loft space.

OUTSIDE

The front of the property is fully enclosed enabling ample off-road parking, brick wall to front boundary, established shrub and plant border, side access gate.

The rear garden is approximately 120' in depth enclosed by fencing, mainly laid to lawn with established shrub and plant border, patio area, outside tap, door to :-

WORKSHOP 16' 8" x 8' 1" (5.08m x 2.46m)

Light and power connected, window to rear aspect.

COUNCIL TAX

Band 'B'

Address: 55 Seaton Road, FELIXSTOWE, IP11 9BS
RRN: 0300-2999-6580-2595-6341







