



16 Chatsworth Crescent, Felixstowe, IP11 0TE

£299,950 FREEHOLD

Offered for sale with no onward chain a modern detached bungalow built in the 1960s of traditional brick cavity wall construction with a part rendered front elevation beneath a pitched tiled roof.

The accommodation briefly comprises entrance hallway, lounge, kitchen, two bedrooms and bathroom. Further benefits include a driveway enabling off street parking for numerous vehicles, single garage, established private south facing rear garden, UPVC sealed unit double glazed windows and gas fired central heating via a modern combination boiler.

The property is situated in the village of Trimley St Mary a short distance from Trimley's railway station, rural countryside walks, regular bus services within the High Road with links to the County town of Ipswich and into Felixstowe's town centre with a variety of local and national high street stores, cafes and restaurants available.

UPVC SEALED UNIT DOUBLE GLAZED ENTRANCE DOOR

Opening to :-

ENTRANCE PORCH

Part glazed door opening to :-

ENTRANCE HALLWAY

Radiator, access to loft space, built in storage cupboard, built in boiler cupboard housing wall mounted Vaillant gas fired combination boiler.

LOUNGE 16' 8" x 12' 6" (5.08m x 3.81m)

Fireplace surround with electric living flame effect fire, radiator, TV point, UPVC sealed unit double glazed sliding patio doors opening onto the rear garden.

KITCHEN 11' 6" x 9' 3" (3.51m x 2.82m)

Fitted with a range of modern Beechwood style units with brushed stainless steel handles, fitted worktops with inset stainless steel single one and a half bowl drainer sink unit and mixer tap, tongue and groove style splashbacks, matching eye level cupboards, built in stainless steel double oven, stainless steel gas four ring hob with matching extractor hood over, space and plumbing for automatic washing machine, space for tumble dryer, space for fridge/freezer, radiator, UPVC sealed unit double glazed window to the side and rear aspect, UPVC sealed unit double glazed door opening to the rear garden.

BEDROOM ONE 12' x 10' 10" (3.66m x 3.3m)

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

BEDROOM TWO 9' x 8' 10" (2.74m x 2.69m)

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

BATHROOM

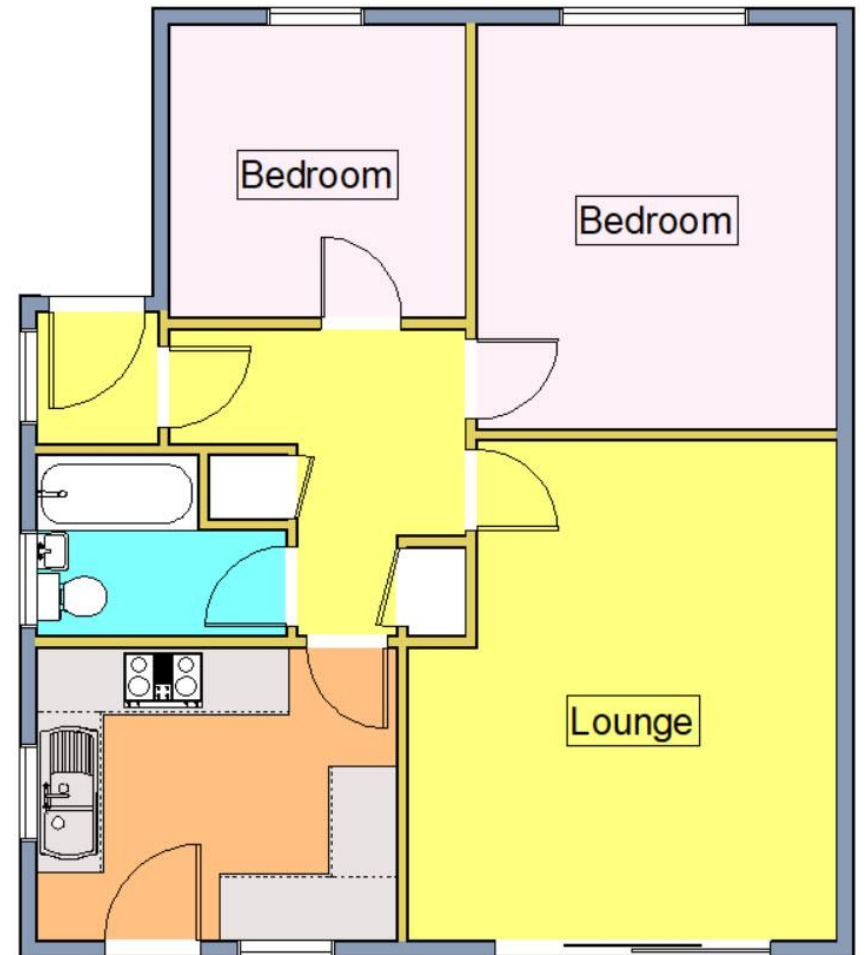
Modern white suite comprising panelled bath with Triton shower unit over, glazed shower screen, low level WC, pedestal wash hand basin, tiled splashbacks, electric shaver point, radiator, UPVC sealed unit double glazed window to the side aspect.

OUTSIDE

The property is recessed from the road with a partly paved front garden with shrub borders. There is a driveway enabling off street parking with double opening gates leading to the detached brick built garage which has an up and over door and a personal door to the side.

To the rear of the property there is an enclosed south facing garden with timber decking area, lawn and well stocked flower and shrub borders, external lighting, green house and timber fencing to the boundaries.

COUNCIL TAX - Band 'C'



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.epc4u.com		

