



180 Chelsworth Road, Felixstowe, IP11 2UJ

£350,000 FREEHOLD

An extended modern detached house built in the late 1970s by Messrs Wilcon Homes of traditional brick cavity wall construction beneath a pitched tiled roof.

The well planned accommodation briefly comprises entrance hallway, cloakroom, lounge, separate dining room, modern fitted kitchen, spacious P-shaped double glazed garden room, four bedrooms and family bathroom.

Further benefits include full gas fired central heating via radiators with a modern combination boiler, off street parking for numerous vehicles and an attached car port and single garage.

The property is conveniently situated on the Cavendish Park development a short distance to popular nearby schools, Morrisons supermarket, and has easy vehicle access to the town centre being approximately one and a half miles distant and to the county town of Ipswich being approximately 10 miles distant.

UPVC SEALED UNIT DOUBLE GLAZED ENTRANCE DOOR

Opening to :-

ENTRANCE HALLWAY

Staircase leading to the first floor with storage recess below, radiator.

CLOAKROOM

Modern suite comprising low level WC, wash hand basin with double door vanity cupboard below, laminate wood floor, part tiled wall, UPVC sealed unit double glazed window to the side aspect.

LOUNGE 16' x 11' 10" (4.88m x 3.61m)

Feature fireplace surround, TV point, central heating thermostat, radiator, UPVC sealed unit double glazed bay window to the front aspect, folding doors opening to :-

DINING ROOM 13' 2" x 9' 6" (4.01m x 2.9m)

Radiator, ceiling spotlights, personal door to the kitchen and UPVC sealed unit double glazed sliding patio doors opening to :-

CONSERVATORY 18' 2" X 12'6" reducing to 9' 6" (5.54m x 2.9m)

Brick base with UPVC sealed unit double glazed windows and French doors opening onto the rear garden, laminate wood plank effect flooring, spotlights and personal door to the garage.

KITCHEN 15' 4" max reducing to 12'4" x 8' 6" (4.67m x 2.59m)

Re-fitted with a modern two tone range of high gloss finished cupboards comprising base units and drawers with work surfaces over, inset composite single drainer single bowl sink unit with mixer tap, tiled splashbacks, matching eye level cupboards, breakfast bar, electric induction four ring hob with extractor hood over, built in Hotpoint double oven, space and plumbing for automatic dishwasher/washing machine, space for fridge and freezer, radiator, ceiling spotlights, UPVC sealed unit double glazed window to the rear aspect, UPVC sealed unit double glazed door opening to the side.

FIRST FLOOR LANDING

UPVC sealed unit double glazed window to the side aspect, access to the loft space with pull down loft ladder.

BEDROOM ONE 14' 3" x 8' 10" (4.34m x 2.69m)

Range of fitted wardrobes to one wall, radiator, UPVC sealed unit double glazed window to the front aspect.

BEDROOM TWO 13' x 8' 10" (3.96m x 2.69m)

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

BEDROOM THREE 10' 7" x 8'2" max reducing to 6' (3.23m x 1.83m)

Radiator, built in pine louvred double door storage cupboard with shelving, built in boiler cupboard housing wall mounted Worcester combination boiler, UPVC sealed unit double glazed window to the front aspect.

BEDROOM FOUR 9' 2" x 7' 9" plus door recess (2.79m x 2.36m)
Radiator, UPVC sealed unit double glazed window to the rear aspect.

BATHROOM

Modern coloured suite comprising P-shaped panelled bath with curved shower screen and shower, pedestal wash hand basin, low level WC, fully tiled walls, ceiling spotlights, chrome heated towel rail/radiator, extractor fan, UPVC sealed unit double glazed window to the side aspect.

OUTSIDE

The property stands on a corner plot with the front garden comprising patterned pressed concrete low maintenance driveway enabling off street parking for numerous vehicles, shingle and flower borders, brick walling to the front and side boundary, carport, external light, access to :-

SINGLE GARAGE

Brick construction with up and over door, flourescent strip lighting, power connected, personal door opening to the conservatory.

REAR GARDEN 30' in depth x 36' in width (9.14m x 10.97m)

Comprising pressed patterned patio area and pathways, lawn with brick walling and timber fencing to the boundaries, external lighting, cold water tap.

COUNCIL TAX

Band 'D'







