



## 17 Upperfield Drive, Felixstowe, IP11 9LS

**£397,500 FREEHOLD**

A beautifully presented modernised link detached bungalow (linked via the garage) built in 1965 of traditional brick cavity wall construction beneath a pitched tiled roof.

The well-planned accommodation briefly comprises entrance hall, lounge, re-fitted kitchen/dining room with high gloss finished units and Quartz worktops, utility room, three bedrooms, bathroom and a separate WC. Further benefits include UPVC sealed unit double glazed windows, gas fired central heating via radiators, block paved driveway, single garage and a south facing private rear garden.

The property is situated in the generally sought after area of Old Felixstowe, a short distance from open countryside and within approximately one and a quarter miles from Felixstowe's main town centre shopping thoroughfare with a varied choice of restaurants, and both independent and national high street stores.

#### **UPVC DOUBLE GLAZED DOOR**

Opening to :-

#### **ENTRANCE PORCH**

UPVC sealed unit double glazed door opening to :-

#### **ENTRANCE HALLWAY**

Radiator, access to loft space with pull down loft ladder, built in double door, storage cupboard with shelving, built in cloaks cupboard.

#### **LOUNGE 18' x 11' (5.49m x 3.35m)**

TV point, UPVC sealed unit double glazed sliding patio doors opening to the rear garden.

#### **KITCHEN 17' 10" x 9' 10" (5.44m x 3m)**

Re-fitted to a high standard with a comprehensive range of cream high gloss finished handleless units, comprising base cupboards and saucepan drawers, Quartz worktops, stainless steel one and a half bowl sink unit with mixer tap, Quartz upstands, built in stainless steel oven and microwave oven, Bosch

ceramic four ring hob, space for tall fridge/freezer, LED ceiling spotlights, radiator, built in double door pantry cupboard with shelving, UPVC sealed unit double glazed windows to the rear and side aspect, UPVC sealed unit double glazed door opening to :-

#### **UTILITY ROOM 6' 10" x 5' 10" (2.08m x 1.78m)**

Fitted Quartz style worktop, high gloss finished eye level storage cupboards, space and plumbing for automatic washing machine, space for tumble dryer, UPVC sealed unit double glazed doors to the front and rear aspect.

#### **BEDROOM ONE 13' 3" into bay reducing to 11'3 x 11' 3" (4.04m x 3.43m)**

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

#### **BEDROOM TWO 14' 6" x 9' 8" (4.42m x 2.95m)**

Radiator, UPVC sealed unit double glazed windows to the front and side aspect.

#### **BEDROOM THREE 10' x 8' 2" (3.05m x 2.49m)**

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

**BATHROOM** Re-fitted modern white suite comprising panelled bath with mixer shower, glazed shower screen, wash hand basin with mixer tap and high gloss finished vanity drawers below, heated towel rail/radiator, fully tiled walls.

**SEPARATE WC** White low level suite with integrated wash basin and mixer tap, tiled splashback, UPVC sealed unit double glazed window to the side aspect.

#### **OUTSIDE**

The property has a low maintenance style front garden, partially shingled with adjacent Herringbone style block paved driveway leading to :-



**SINGLE GARAGE 17' 10" x 8' 3" (5.44m x 2.51m)**

Up and over door, power and light connected, single glazed window and wooden door opening to the garden.

To the rear of the property there is a south facing garden offering a good degree of privacy measuring approximately 38' x 38' comprising paved patio, lawn, small timber shed, greenhouse and timber fencing to the boundaries.

**COUNCIL TAX**

Band 'D'



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		











