



## 4 Osprey Close, Felixstowe, IP11 9GS

**£260,000 FREEHOLD**

Located in a quiet cul-de-sac on the newly built Bloor Homes development in Felixstowe is this well presented two bedroom semi-detached home, built in 2024.

In addition to the two bedrooms the property benefits from allocated off road parking for two cars and a south/west facing generous sized rear garden.

The accommodation in brief comprises, entrance hall, lounge, kitchen/diner, cloakroom. Upstairs are two bedrooms and a bathroom. Heating is supplied in the form of gas fired central heating to radiators and windows are of double glazed construction.

Seemingly ideal for a first time buyer, this energy efficient home, the property also benefits from the remainder of the 10 year NHBC warranty.

Osprey Close is a quiet cul-de-sac on the development, located within close proximity to local schooling, including Felixstowe High School. Felixstowe town centre is approximately 1.5 miles away.

Entrance door opening into:

#### **ENTRANCE HALL**

Herringbone style flooring, radiator, stairs leading up to first floor. Door to:

#### **LOUNGE 13' 7" x 10' 6" (4.14m x 3.2m)**

Radiator, window to front aspect, tv point, under stairs storage cupboard, decorative panelled feature wall. Door to:

#### **KITCHEN/BREAKFAST ROOM 13' 9" x 9' 10" (4.19m x 3m)**

Modern kitchen with fitted worktops and matching upstands. White high gloss fitted storage units above and matching units and drawers below. Composite one and a half bowl sink unit with mixer tap and single drainer. Integrated fridge/freezer, oven with four ring gas hob and cooker hood above. Space and plumbing available for both a washing machine and tumble dryer. Radiator, herringbone style flooring, cupboard housing combination boiler. French doors to rear aspect. Door to:

#### **CLOAKROOM 5' 5" x 3' 5" (1.65m x 1.04m)**

Suite comprising; Low level WC, wash hand basin with mixer tap. Herringbone style flooring, radiator, extractor.

#### **FIRST FLOOR LANDING**

Access to loft space. Doors to:

#### **BEDROOM ONE 13' 10" x 9' 9" (4.22m x 2.97m)**

Radiator, window to front aspect, above stairs storage cupboard.

#### **BEDROOM TWO 13' 10" x 8' 10" (4.22m x 2.69m)**

Radiator, window to rear aspect, part panelled walls.

#### **BATHROOM 7' x 6' 4" (2.13m x 1.93m)**

Modern suite comprising; Low level WC, vanity wash hand basin with mixer tap and storage drawer below, panelled bath with mixer tap and shower over, tiled surround. Vinyl flooring, shaver point, heated towel rail, extractor, obscured window to side aspect.

#### **OUTSIDE**

To the front of the property there is allocated off road parking for two cars, a small open garden area and pathway leading to entrance door. Side access gate.

The rear garden is of south/westerly aspect and is a good size, with a patio area opening up to the rest of the garden which is laid to lawn with an established shrub and plant border, enclosed by fencing. Composite decking area with wooden pergola. Storage shed, outside tap.

#### **COUNCIL TAX**

Band 'B'

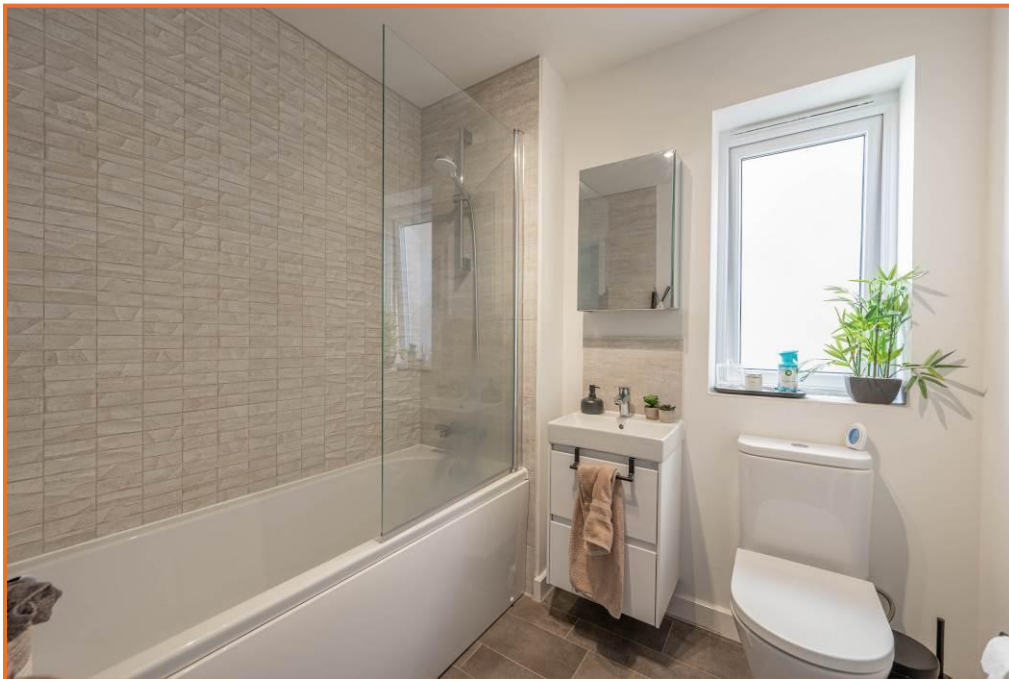














Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		