



35 Looe Road, Felixstowe, IP11 9QB

£369,950 FREEHOLD

A well presented and extended older style bay fronted semi detached family house with a South Facing garden, situated in the popular area of Old Felixstowe.

The accommodation briefly comprises, entrance hall, cloakroom, lounge, dining room, family room, modern refitted kitchen, four bedrooms and Victorian style bathroom.

Further benefits include upvc sealed unit double glazed windows, gas fired central heating via radiators, South facing rear garden and a log cabin/home office.

The property is conveniently situated within easy reach of local shops, popular schools and is less than one mile from the sea, promenade and the main town centre thoroughfare with a variety of restaurants, cafes and shops available.

PART GLAZED WOODEN ENTRANCE DOOR

Opening to

ENTRANCE HALL

Natural pine wooden floor, column style radiator, staircase leading to the first floor with storage cupboard below.

CLOAKROOM

White suite comprising, low level WC, corner wash hand basin with mixer tap, wooden wall panelling, window to the side aspect (not double glazed).

LOUNGE 15' 2" reducing to 12' x 12' (4.62m x 3.66m)

Fireplace with timber and tiled surround, natural pine wooden flooring, built in storage cupboards and display shelving, T.V. point, vertical column radiator, upvc sealed unit double glazed bay window to the front aspect, glazed bi-folding doors opening to:

DINING ROOM 12' 2" x 12' reducing to 10' (3.71m x 3.66m)

Feature fireplace with tiled and timber surround, matching hearth, natural pine wooden flooring, vertical column radiator. throughway to

FAMILY ROOM 8' 2" x 8' (2.49m x 2.44m)

Tiled flooring with underfloor heating and separate thermostatic controller, two wall light points, anthracite coloured bi-folding doors opening onto the South facing decking area.

KITCHEN 16' 10" x 8' (5.13m x 2.44m)

Fitted with a comprehensive range of modern units comprising, base cupboards and drawers with quartz work surfaces over, ceramic butler sink with mixer tap, tiled splashbacks, space and plumbing for automatic dish washer and plumbing machine, matching eye level cupboards, space for range style cooker with canopy style extractor hood over, space for American style fridge/freezer, tiled flooring, anthracite coloured vertical column radiator, upvc sealed unit double glazed windows to the rear aspect, upvc sealed unit double glazed French doors opening to the rear South facing decking area.

LANDING

Access to loft space with pull down loft ladder, radiator, upvc sealed unit double glazed window to the side aspect.

BEDROOM 1 12' x 12' (3.66m x 3.66m)

Feature fireplace surround, tiled hearth, picture rail, radiator, natural pine wooden floor, upvc sealed unit double glazed window to the front aspect.

BEDROOM 2 12' x 10' (3.66m x 3.05m)

Feature fireplace surround, tiled hearth, natural pine wooden flooring, radiator, built in wardrobe cupboard, upvc sealed unit double glazed window to the rear,

BEDROOM 3 8' x 7' 6" (2.44m x 2.29m)

Radiator, natural pine floor, picture rail, upvc sealed unit double glazed window to the rear aspect.

BEDROOM 4 8' 2" x 6' (2.49m x 1.83m)

Radiator, natural pine floor, upvc sealed unit double glazed window to the front aspect.

BATHROOM

White Victorian style suite comprising, claw floor style bath with mixer tap and twin head shower unit over, wash hand basin with mixer tap and double door vanity cupboard below, WC with concealed cistern, chrome heated towel rail/radiator, part tiled walls, two upvc sealed unit double glazed windows to the side aspect.

OUTSIDE

To the front of the property there is a low maintenance garden with fencing, concrete pathway leading to the entrance door, side gate access to the rear garden.

To the rear of the property there is a good size, South facing garden comprising, raised timber decking area, lawn, timber fencing to the boundaries, two timber storage sheds.

LOG CABIN/HOME OFFICE 10' 10" x 9' 2" (3.3m x 2.79m)

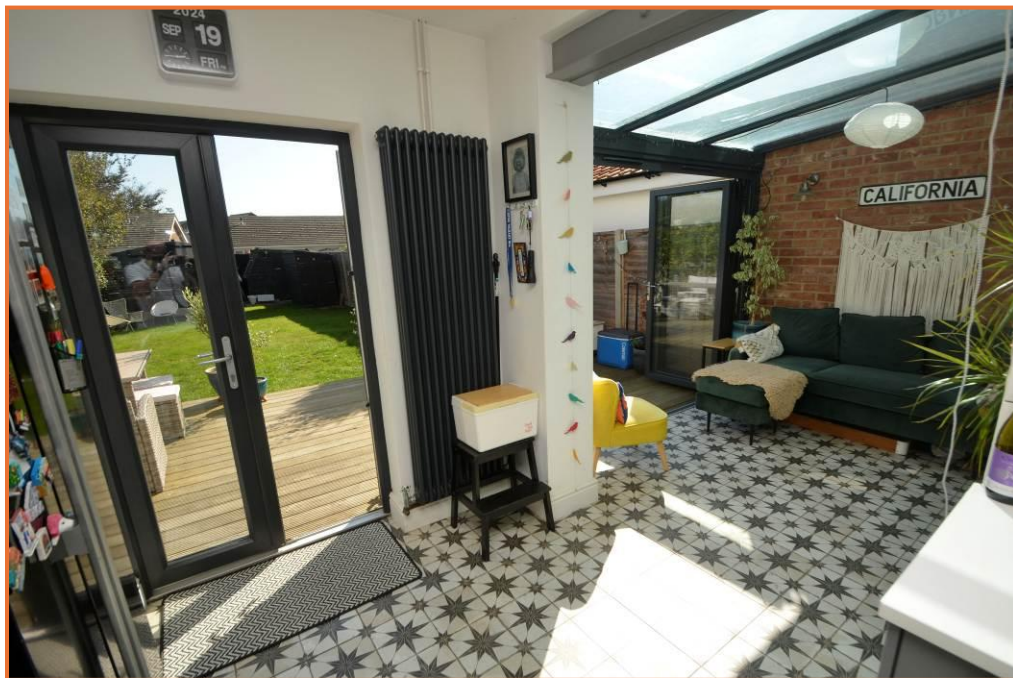
Power and light connected, double glazed window and double glazed French doors opening onto an adjacent timber decking area, external lighting. Concrete base for shed/hot tub.

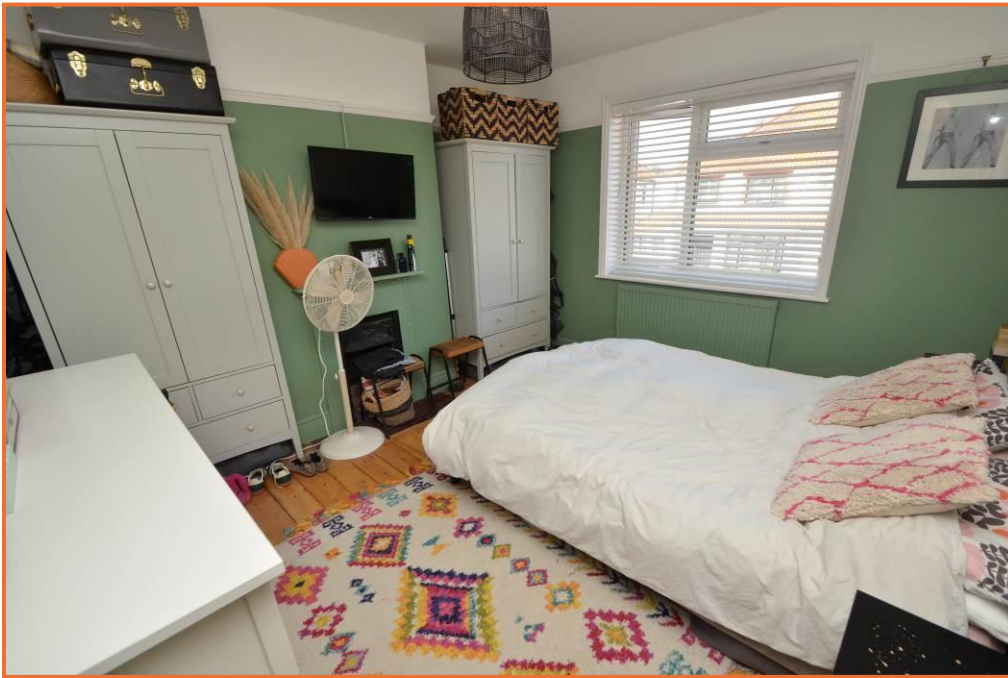
COUNCIL TAX

Band 'C'











Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

