



4 Park View, Langer Road, Felixstowe, IP11 2HU

£325,000 FREEHOLD

Offered for sale with no onward chain and built in 2018, set back from the road is this contemporary mews style two bedroom home located a short distance away from the Felixstowe seafront.

In addition to the two bedrooms the property further benefits from ample off road parking, spacious double garage with entertainment area and a glass fronted balcony overlooking the private rear garden.

This secluded property is ideally located within close proximity to the Felixstowe Beach Seafront and is well presented throughout, making this an equally suitable residential home, holiday home or investment.

The accommodation comprises; entrance hall, open plan lounge/kitchen/dining room with balcony, two bedrooms and shower room. There is also a double garage with two single electric doors, ideal space for cars and extra space which the current owners have made into a bar/entertainment space for personal use.

Park View is a development of 5 mews style homes located off Langer Road and the balconies over look Langer Park. Links to the A14 are nearby and the town centre is approximately just over one mile away.

Entrance door opening into:

ENTRANCE LOBBY

Solid oak flooring, full length window to front aspect, oak staircase with step lights leading up to:

LANDING

Solid oak flooring, radiator, spotlights. Doors to:

OPEN PLAN LOUNGE/DINING/KITCHEN SPACE 23' 7" x 16' 2" reducing to 11'6" (7.19m x 4.93m)

LOUNGE AREA

Solid oak flooring, radiator, TV point, spotlights, windows and patio doors to rear aspect opening onto balcony.

KITCHEN AREA

Fitted worktops with matching upstands and tiled splashback. High gloss handleless storage units above and matching units and drawers below. Stainless steel one and a half bowl sink unit with mixer tap and single drainer. Integrated appliances such as washing machine, whirlpool oven with four ring hob and extractor above. Fitted central worktop with high gloss handleless storage units below and breakfast bar area. Space for tumble dryer. Spotlights, USB sockets.

BEDROOM ONE 12' 7" x 9' 9" (3.84m x 2.97m)

Radiator, window to front aspect, USB sockets, spotlights, Velux windows.

BEDROOM TWO 9' 9" x 9' 8" (2.97m x 2.95m)

Radiator, window to front aspect, TV point, usb sockets, spotlights and Velux windows.

SHOWER ROOM 7' 2" x 6' (2.18m x 1.83m)

Modern suite comprising; low level WC, wash hand basin with waterfall style mixer tap, double width walk-in shower with twin shower heads. Part tiled walls, tiled flooring, radiator, extractor, spotlights, obscured window to side aspect.

OUTSIDE

The collection of five properties are set back from Langer Road, number 4 has the added benefit of additional parking area alongside the property as well as in front of the double garage.

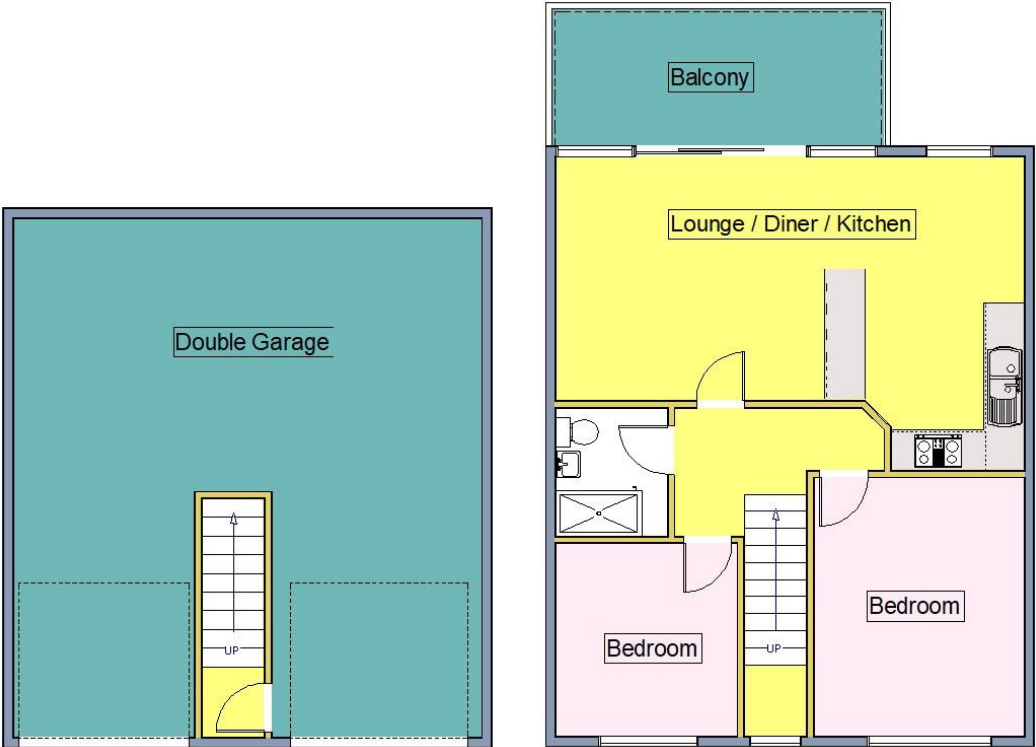
Accessed from the lounge/kitchen/dining room is a balcony with a glass balustrade and overlooks Langer Park with steps leading down to the remainder of the garden which is relatively low maintenance and is enclosed by fencing. Outdoor lighting, fitted seating area and fire pit. Side access gate.

DOUBLE GARAGE 23' 4" x 23' 0" (7.11m x 7.01m)

Two electric up and over doors, light and power connected, water tap. The current owners have converted part of the garage to a bar/entertainments area.

COUNCIL TAX

Band 'B'



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	81 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



