



1 Candles Yard, Penfold Road, Felixstowe, IP11 7FB

£450,000 FREEHOLD

Located within close proximity to the Felixstowe town centre and built in 2018 to a high specification by East Coast Homes Ltd is this beautifully presented four bedroom semi-detached town house.



In addition to the four bedrooms the property benefits from secure gated parking area with a larger than average single garage, under floor heating to the ground floor, open plan lounge/dining/kitchen space and an en-suite to two of the bedrooms.

Designed for modern living the accommodation is set over three floors and briefly comprises entrance hall, cloakroom, open plan lounge/dining/kitchen. On the first floor are two bedrooms both with en-suite facilities and on the third floor are two further bedrooms and a family bathroom.

Additionally there is also a south easterly facing rear garden. Windows are of double glazed construction. Heating is supplied in the form of gas fired central heating to radiators on the first and second floor, with underfloor heating on the ground floor.

Penfold Road runs parallel to the Hamilton Road town centre shopping thoroughfare, with a variety of restaurants and shopping facilities available, in addition to being within close proximity from Felixstowe's train station.

ENTRANCE DOOR

Opening into :-

ENTRANCE HALLWAY 14' 8" x 6' 1" (4.47m x 1.85m)

Tiled flooring with under floor heating, stairs leading up to the first floor with an under stairs storage cupboard, spotlights and doors to :-

CLOAKROOM 6' 1" x 3' 8" (1.85m x 1.12m)

Modern suite comprising low level WC, vanity wash hand basin with mixer tap and storage cupboard below, tiled flooring, under floor heating, extractor, spotlights.

OPEN PLAN LOUNGE/DINING/KITCHEN 31' 1" x 17' 7" reducing to 11' 2" (9.47m x 3.4m)

LOUNGE/DINING AREA 20' 6" x 11' 1" (6.25m x 3.38m)

Tiled flooring with underfloor heating, windows to front and side aspect, spotlights, TV point.

KITCHEN AREA 17' 7" x 9' 10" (5.36m x 3m)

Comprising Quartz fitted worktop with matching upstand, grey shaker style fitted storage units above and matching storage units and drawers below, inset stainless steel sink unit with mixer tap and single drainer, integrated appliances such as eye level Bosch oven grill, Bosch four ring hob with cooker hood above, integrated dishwasher and fridge/freezer, space and plumbing available for both a washing machine and a tumble dryer, cupboard housing boiler, tiled flooring with under floor heating, spotlights, windows and doors overlooking rear garden.

FIRST FLOOR LANDING

Window to front aspect, spotlights, stairs leading up to the second floor, airing cupboard housing pressurised hot water cylinder and doors to :-

BEDROOM ONE 17' 8" reducing to 11' 7" x 11' 1" (5.38m x 3.38m)

Radiator, window to front aspect, spotlights, dressing area with fitted wardrobes with sliding doors and door to :-

EN-SUITE BATHROOM 8' 8" x 5' 9" (2.64m x 1.75m)

Modern suite comprising low level WC, vanity wash hand basin with mixer tap and storage cupboard below, panelled bath with mixer tap and tiled surround, separate walk in shower cubicle, heated towel rail, shaver point, spotlights, extractor, obscured window to side aspect.

BEDROOM TWO 13' 2" x 10' (4.01m x 3.05m)

Radiator, spotlights, window to rear aspect, door to :-

EN-SUITE SHOWER ROOM 9' 11" x 4' (3.02m x 1.22m)

Suite comprising low level WC, vanity wash hand basin with mixer tap and storage cupboard below, walk in double shower cubicle, shaver point, heated towel rail, spotlights, extractor, obscured window to rear aspect.

SECOND FLOOR LANDING

Two Velux windows and doors to :-

BEDROOM THREE 13' 9" x 10' (4.19m x 3.05m)

Radiator, two Velux windows to side aspect, spotlights.

BEDROOM FOUR 12' x 10' 7" (3.66m x 3.23m)

Radiator, two Velux windows to side aspect, spotlights, access to eaves storage.

FAMILY BATHROOM 8' 7" x 7' 1" (2.62m x 2.16m)

Suite comprising low level WC, vanity wash hand basin with mixer tap and storage cupboard below, panelled bath with mixer tap, separate corner shower cubicle, tiled walls, heated towel rail, shaver point, spotlights, extractor, Velux window to side aspect.

OUTSIDE

To the front of the property is a relatively low maintenance front garden which is enclosed by a wall to the front and side boundary, mainly shingled with a garden pathway leading to the entrance door, side access gate.

The rear garden is of south easterly aspect and comprises a good size patio area with a raised flower bed border to one side endosed by fencing, the remainder of the garden is laid to lawn with additional patio area located at the rear, outside tap, outside lighting, rear access gate to gated shared parking area with access to :-

GARAGE 20' 11" x 9' 10" (6.38m x 3m)

Larger than average garage with electric up and over door, light and power connected. The shared parking area is only accessed by the additional four properties of the development and the gate is electronically controlled.

COUNCIL TAX

Band 'E'

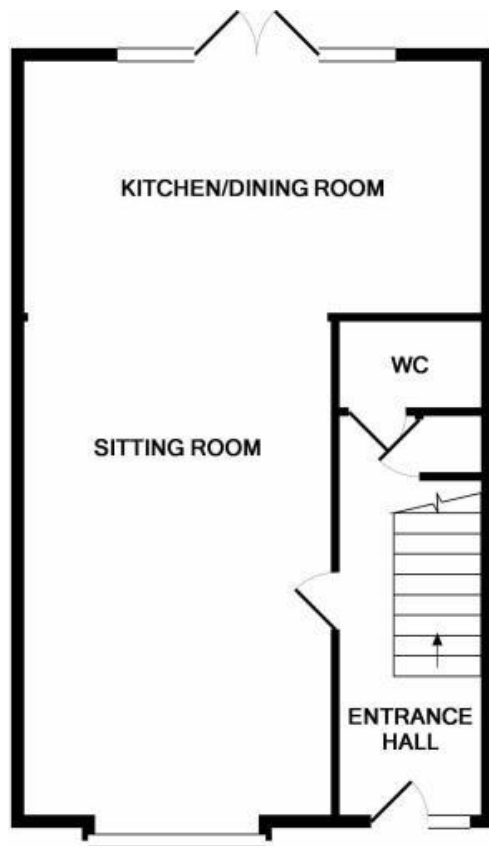




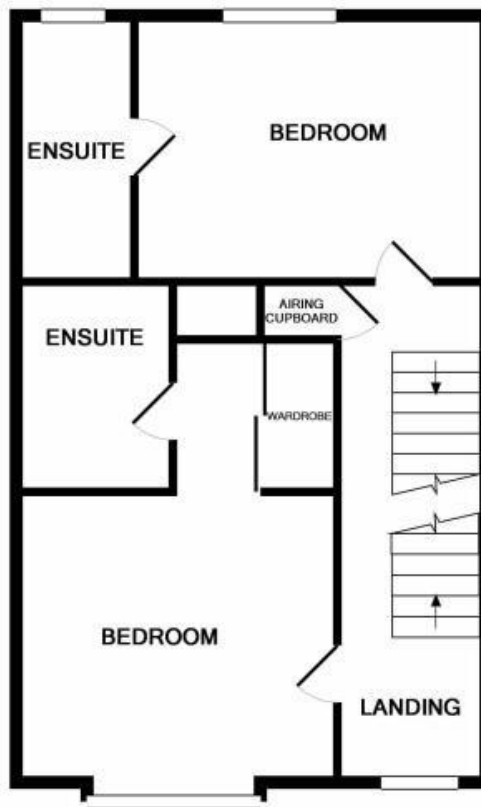




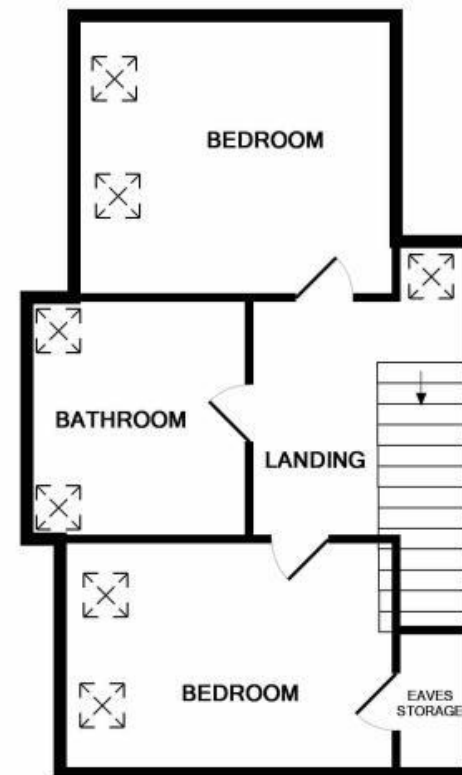




GROUND FLOOR



1ST FLOOR



2ND FLOOR

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		