



2 Looe Road, Felixstowe, IP11 9QB

£375,000 FREEHOLD

Located in Old Felixstowe and having undergone extensive modernisation and improvements by the current owner is this beautifully presented and extended older style three-bedroom semi-detached family home.

In addition to the three bedrooms the property benefits from off road parking, a generous size east facing rear garden, an en-suite to bedroom one and modern kitchen and bathroom.

The accommodation in brief comprises entrance porch, entrance hall, lounge, cloakroom, extended open plan kitchen/diner/family space, utility room, upstairs are three bedrooms with an en-suite shower room to bedroom one and a family bathroom.

Heating is supplied in the form of gas fired central heating to radiators with the additional benefit of underfloor heating in the extension and windows are of double glazed construction.

The property is conveniently located close to a host of shops and amenities located on High Road East and Felixstowe seafront is also nearby.

A viewing is highly recommended to appreciate the modern and spacious accommodation on offer.

UPVC DOUBLE GLAZED ENTRANCE DOOR

Opening into :-

ENTRANCE PORCH

With further door opening into :-

ENTRANCE HALLWAY

LVT flooring, radiator, stairs leading up to the first floor and doors to :-

CLOAKROOM 3' 11" x 3' 4" (1.19m x 1.02m)

Suite comprising low level WC, hand wash basin with mixer tap, automatic sensor lighting, extractor.

LOUNGE 11' 10" x 11' 4" (3.61m x 3.45m)

LVT flooring, vertical radiator, window to front aspect, TV point, flame effect coal gas feature fire place with lime stone surround and granite hearth.

OPEN PLAN KITCHEN/DINER/FAMILY SPACE 25' 3" x 14' 3" (7.7m x 4.34m)

KITCHEN AREA

Quartz fitted worktop with matching upstand and breakfast bar, fitted shaker style storage units above and matching storage units and drawers below, inset one and a half bowl stainless steel sink unit with in grain single drainer, mixer tap with filtered drinking water, integrated appliances such as Bosch dishwasher, Neff fridge/freezer and additional Bosch freezer, Two Bosch eye level ovens and Neff five ring induction hob with cooker hood above, under counter lighting, breakfast bar, space for wine cooler, feature lighting, spotlights, Velux window. LVT flooring with underfloor heating.

FAMILY DINING SPACE

Continuation of the LVT flooring with under floor heating, spotlights, Velux windows and bi-folding doors opening to rear aspect.

UTILITY ROOM 9' 7" x 9' 5" (2.92m x 2.87m)

LVT flooring, laminate fitted worktops and matching upstands and fitted storage units above and below, stainless steel sink unit with single drainer and mixer tap with water softener, space and plumbing available for both a washing machine and a tumble dryer, Viessman combination boiler, further tall fitted units, radiator, spotlights, extractor and door to outside.

FIRST FLOOR LANDING

Access to the loft space and doors to :-

BEDROOM ONE 13' 4" x 11' 4" (4.06m x 3.45m)

Radiator, window to front aspect, fitted wardrobes, door to :-

EN-SUITE SHOWER ROOM 7' 9" x 3' (2.36m x 0.91m)

Suite comprising low level WC, hand wash basin with mixer tap, shower cubicle with twin shower head over, heated towel rail, spotlights, extractor, shaver point.

BEDROOM TWO 9' 11" x 9' 5" (3.02m x 2.87m)

Spotlights, radiator, window to rear aspect.

BEDROOM THREE 9' 4" x 9'1" reducing to 6' 1" (2.84m x 1.85m)

Radiator, window to rear aspect.

BATHROOM 6' 4" x 5' 5" (1.93m x 1.65m)

Modern suite comprising WC with hidden cistern, vanity wash hand basin with mixer tap and storage cupboard below, P-shaped panel bath with mixer tap and twin shower head over, heated towel rail, shaver point, spotlights, extractor, obscured window to side aspect.

OUTSIDE

To the front of the property it has been fully block paved to create an off road parking space, outside lighting, side access gate.

The rear garden is of easterly aspect, enclosed by fencing and upon entering from the kitchen/family room there is a generous size patio area, outside lighting, outside tap, storage shed and a pathway leading down to the remainder of the garden which is laid to lawn, at the rear of the garden is a further patio area with electricity available for potential summer house/garden room.

COUNCIL TAX

Band 'B'











