



22 Ferry Road, Felixstowe, Suffolk IP11 9LY

£520,000 FREEHOLD

Built of traditional brick construction with render finish beneath a tiled roof and located in an established and popular residential location in Old Felixstowe, an extended detached three / four bedroom house benefiting from garage, parking and attractive enclosed rear garden and from being approximately 750 yards from the sea at Cliff Road.

In addition to the three bedrooms further accommodation consists of a reception hallway, lounge, dining room / bedroom 4, extended open plan family room, a fitted kitchen, ground floor shower room and first floor bathroom.

Heating is supplied in the form of gas fired central heating to radiators and all windows are of double glazed construction.

The property benefits from good presentation and having been redecorated throughout and the latter addition of family room is light and airy with large sky lantern, features recessed LED spotlights in addition to having access to the rear garden.

Externally a driveway enables off street parking and leads to both garage and car port whilst to the rear aspect is a landscaped garden, well maintained and with recently renewed patio / terrace.

Felixstowe's main town centre in Hamilton Road is approximately one mile away with the Golf Club a similar distance with the hamlet of Felixstowe Ferry beyond.

Rarely available to the market, an internal inspection is advised to fully appreciate the accommodation on offer.

UPVC SEALED UNIT DOUBLE GLAZED ENTRANCE DOOR

With stained glass panels opening to:-

ENTRANCE HALL 14' 10" x 6' 10" (4.52m x 2.08m)

Open tread staircase leading to first floor, oak solid wood flooring, radiator, telephone point.

SHOWER ROOM

White suite comprising glazed corner shower cubicle with Mira shower unit, low level W.C., wash hand basin, fully tiled walls, tiled flooring, extractor fan, radiator.

LOUNGE 14' 10" x 13' (4.52m x 3.96m)

Wooden fireplace surround with marble inset and electric coal effect fire, radiator, T.V. point, two wall light points, double glazed window to the rear aspect, glazed door to the family room

BEDROOM 4 / DINING ROOM 12' 10" x 10' 8" (3.91m x 3.25m)

Radiator, T.V point, double glazed window to the front aspect.

EXTENDED OPEN PLAN FAMILY ROOM / DINING ROOM 22' 10" max x 14' 4" max (6.96m x 4.37m)

A light and airy recently extended open plan family room / dining room featuring sky lantern to family area and consisting of:

DINING AREA 11' 0" x 9' 10" (3.35m x 3m)

Radiator, dimmer switch, door leading into kitchen and also open plan access into:

FAMILY ROOM 14' 4" x 10' 3" (4.37m x 3.12m)

Forming the latter extension to the property and a recent addition, a magnificent well insulated room with large sky lantern enabling maximum natural light entry to the room further complimented by double glazed windows and French doors to the outside. Radiator, recessed spotlights with dimmer control, mains connected smoke detector, door leading into lounge

KITCHEN 13' x 11' (3.96m x 3.35m)

Fitted with a range of light oak units comprising base cupboard and drawers with work surfaces over, inset single drainer one and half bowl sink unit with mixer tap, tiled splashbacks, matching eye level cupboards, glazed leaded double door display cupboard, integrated fridge freezer, built-in double oven, gas four ring hob with extractor hood over, plumbing for automatic washing machine and dishwasher, radiator, double glazed window to the rear aspect and double glazed door to the side.

FIRST FLOOR LANDING

Access to boarded loft space with lighting, double glazed window to the side aspect.

BEDROOM 1 13' x 12' 8" (3.96m x 3.86m)

Built-in single wardrobes, two wall light points, radiator, double glazed window to the rear aspect, T.V point.

BEDROOM 2 13' x 10' 8" (3.96m x 3.25m)

Built-in double door wardrobe, radiator, T.V point, double glazed window to the front aspect.

BEDROOM 3 7' 4" max x 7' max (2.24m x 2.13m)

Fitted double wardrobe with slide doors concealing shelved and hanging storage space. Radiator, double glazed window to the front aspect.

BATHROOM 10' 6" x 7' 2" max (3.2m x 2.18m)

Fitted with a modern white suite comprising tiled bath with mixer tap and Mira shower over, glazed shower screen, pedestal wash hand basin, low level W.C., part tiled walls, tiled flooring, radiator, built-in cupboard housing a modern wall mounted Worcester combination boiler, double glazed window to the rear aspect.

CLOAKROOM

Re-fitted with a modern white suite comprising low level W.C., wash hand basin, part tiled walls, tiled flooring, double glazed window to the front aspect.

FRONT ASPECT

To the front of the property there is a garden enclosed by wall and hedging, the garden is mainly laid to lawn blocked paved double width driveway enabling off street parking for numerous vehicles and leads to garage and car port.

GARAGE 13' 6" x 10' (4.11m x 3.05m)

Up & over door, light and power connected

CAR PORT

Located adjoining the garage and enabling further parking or storage space for car, motorcycle etc

TENURE

Freehold.

REAR GARDEN

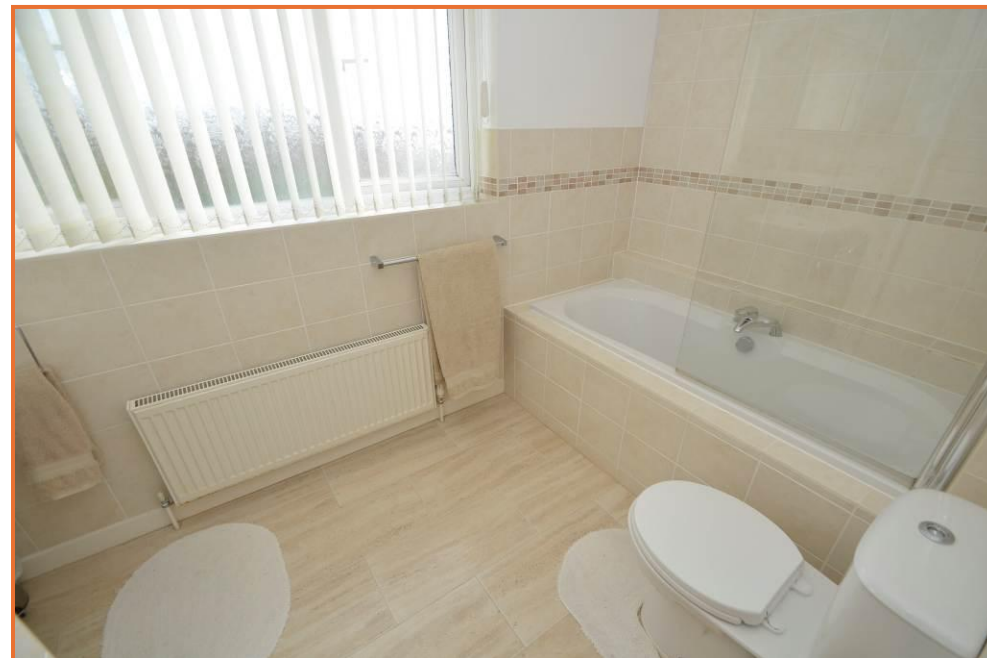
A landscaped and well-maintained rear garden enclosed and featuring a recently fitted patio / terrace. The garden is divided into two areas, the initial area being laid mainly to shaped lawn with well stocked borders with rockeries and conifers.

A stepping stone path leading to the further garden area, an archway with adjacent Bay Tree hedging turn leads to a large, raised patio with flagstone style paving and timber Summer House.

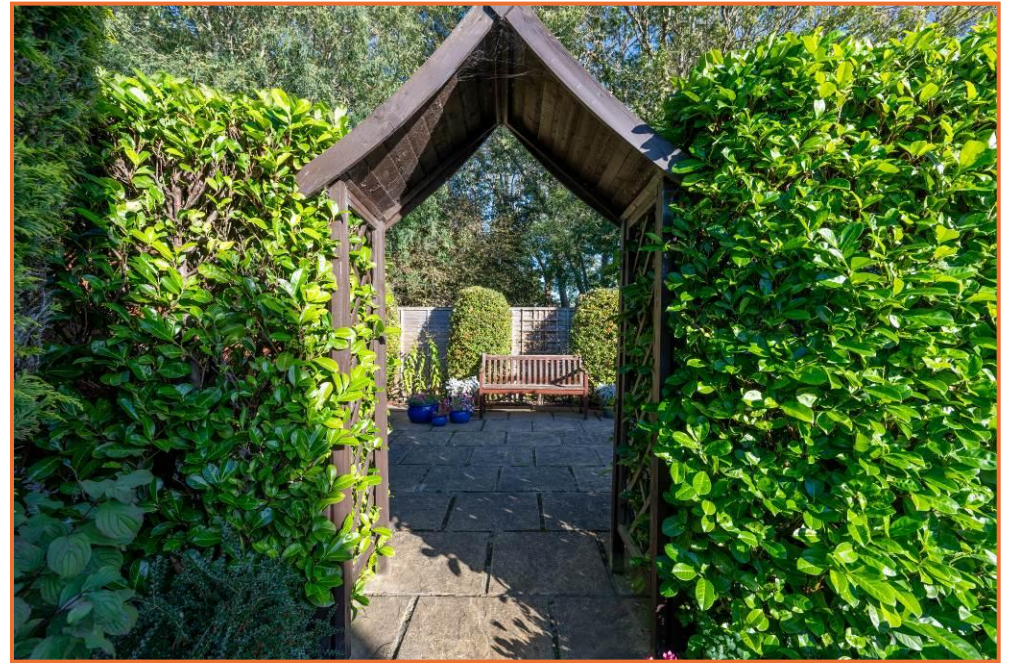
COUNCIL TAX

Band 'D'









Address: 22 Ferry Road, FELIXSTOWE, IP11 9LY
 RRN: 1590-1700-0822-1521-3053

Energy Rating

Most energy efficient - lower running costs

CURRENT

POTENTIAL

(92 plus) A

(81 - 91) B

(69 - 80) C

(55 - 68) D

(39 - 54) E

(21 - 38) F

(1 - 20) G

Not energy efficient - higher running costs

71

76

England & Wales

EU Directive
 2002/91/EC

