



11 Colneis Road, Felixstowe, IP11 9HF

£425,000 FREEHOLD

An attractive bay fronted detached three-bedroom bungalow situated a short distance from open countryside at The Grove.

The accommodation briefly comprises entrance porch, entrance hall, extended lounge/dining room, kitchen/breakfast room, three bedrooms (bedroom 3/Living Room) and bathroom. Further benefits include gas fired central heating via radiators with a modern combination boiler, UPVC sealed unit double glazed windows, a driveway enabling off street parking and attractive gardens to the front and rear aspects.

The property is conveniently situated a short distance from open countryside at The Grove and is within less than a quarter of a mile from the northern most end of the main town centre shopping thoroughfare with a variety of local and national high street stores available.

UPVC SEALED UNIT DOUBLE GLAZED ENTRANCE DOOR

Opening to :-

ENTRANCE PORCH 8' x 6' 2" (2.44m x 1.88m)

Double glazed construction with pitched polycarbonate roof, quarry tiled floor.

LEADED LIGHT ENTRANCE DOOR

Opening to :-

ENTRANCE HALLWAY 20' 8" x 5' 2" (6.3m x 1.57m)

Radiator, access to the loft, mainly boarded space, with pull down loft ladder and UPVC sealed unit double glazed window to the rear, built in storage cupboard.

EXTENDED LOUNGE/DINING ROOM 26' 6" x 11' 6" (8.08m x 3.51m)

Fireplace, surround with gas living flame effect fire, two radiators, UPVC sealed unit double glazed windows to the front side and rear aspect, UPVC sealed unit double glazed casement door opening to the rear garden.

LIVING ROOM/BEDROOM THREE 12' x 13'6" into bay reducing to 12' 7" (3.66m x 3.84m)

Fireplace surround with marble inset and matching hearth, radiator, UPVC sealed unit double glazed bay window to the front aspect.

KITCHEN/BREAKFAST ROOM 13' x 11' (3.96m x 3.35m)

Fitted with a range of modern units comprising base cupboards and drawers with wood block effect work surfaces over, inset stainless steel single drainer sink unit with mixer tap, tiled splashbacks, matching eye level cupboards, glazed display cupboards, wall mounted Worcester gas fired boiler, space and plumbing for automatic washing machine, space for fridge and separate freezer, radiator, UPVC sealed unit double glazed window to the side and rear aspect, UPVC sealed unit double glazed casement door opening to the rear garden.

BEDROOM ONE 12' 2" into bay reducing to 11' x 11'10" (3.71m x 3.61m)

Radiator, UPVC sealed unit double glazed bay window to the front aspect.

BEDROOM TWO 13' x 9' (3.96m x 2.74m)

Radiator, UPVC sealed unit double glazed window to the rear aspect.

BATHROOM

White suite comprising panelled bath with mixer tap and telephone style shower attachment, pedestal wash hand basin, low level WC, tiled shower cubicle with Triton shower unit, radiator, part tiled walls, extractor fan, two UPVC sealed unit double glazed windows to the side aspect.

OUTSIDE

The property is recessed from the road with an attractive garden laid to lawn, with established flower and shrub borders, brick wall to the front boundary, wrought iron gates opening to a driveway enabling off street parking for one vehicle.

To the rear of the property there is an attractive landscaped garden comprising paved patio, lawn, raised flower and shrub beds, further shrub and flower borders, crazy paved patio, timber storage shed, outhouse with WC.

COUNCIL TAX

Band 'D'

Address: 11 Colneis Road, FELIXSTOWE, IP11 9HF
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