



7 Marina Gardens, Felixstowe, IP11 2HW

£295,000 FREEHOLD

Offered for sale with no onward chain and located in a quiet cul-de-sac close to Felixstowe seafront is this spacious bay fronted three bedroom semi-detached family home.



In addition to the three bedrooms the property benefits from two reception rooms, a utility room, private rear garden and off road parking for one small car.

The accommodation in brief comprises entrance porch, entrance hallway, lounge, dining room, kitchen, utility room, cloakroom, upstairs are three bedrooms, a family bathroom and a large storage room.

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

Marina Gardens is a quiet cul-de-sac located a short distance away from Felixstowe seafront and has access to Langer Park. Langer Primary School is located nearby and boasts an Ofsted rating of 'Good'.

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

**UPVC DOUBLE GLAZED ENTRANCE DOOR TO :-
ENTRANCE PORCH**

Tiled flooring and UPVC door opening into :-

ENTRANCE HALL 14' 2" x 5' 11" (4.32m x 1.8m)

Tiled flooring, radiator, stairs leading up to the first floor with under stairs storage cupboard, doors to :-

LOUNGE 14' 11" into the bay x 11' 11" (4.55m x 3.63m)

Bay window to the front aspect, radiator, TV point, electric feature fireplace with surround.

DINING ROOM 12' 6" x 11' 11" (3.81m x 3.63m)

Radiator, TV point, patio doors to rear garden.

KITCHEN 13' 10" x 9' 11" (4.22m x 3.02m)

Fitted worktops with fitted storage units above and matching storage units and drawers below, tiled walls, one and a half bowl stainless steel sink unit with mixer tap and single drainer, space and plumbing available for a washing machine, further space available for under counter fridge and freestanding cooker, radiator, tiled flooring, spotlights, windows and door to rear aspect and door to :-

UTILITY ROOM 10' 2" plus door recess x 7' 3" (3.1m x 2.21m)

Laminate flooring, radiator, obscured window to front aspect, fitted worktops with fitted storage units below, space for under counter freezer, Viessman combination boiler.

CLOAKROOM 4' 2" x 4' (1.27m x 1.22m)

Suite comprising low level WC, hand wash basin with mixer tap, heated towel rail, extractor.

FIRST FLOOR LANDING

Access to the loft space, doors to :-

BEDROOM ONE 13' x 11' 11" (3.96m x 3.63m)

Radiator, window to front aspect.

BEDROOM TWO 12' 5" x 11' 11" (3.78m x 3.63m)

Radiator, window to rear aspect.

BEDROOM THREE 9' 5" x 8' 2" (2.87m x 2.49m)

Radiator, window to front aspect, built in storage cupboard.

FAMILY BATHROOM 9' 6" x 5' 11" (2.9m x 1.8m)

Four piece suite comprising low level WC, hand wash basin with mixer tap and storage below, panelled bath with mixer tap and shower head attachment, separate shower cubicle, tiled walls, radiator, obscured window to rear aspect.

STORAGE ROOM 25' 1" x 7'3" reducing to 3' 10" (7.65m x 1.17m)

Laminate flooring, restricted height ceiling.

OUTSIDE

To the front of the property it has been fully block paved with a low brick wall and wrought iron railings and gate to the front boundary, shingle area and side access gate.

The rear garden, upon entering from the kitchen is a good size block paved patio area with a storage shed, outside tap. The remainder of the garden is artificial lawn for low maintenance, a bark border and the garden is enclosed by metal fencing.

COUNCIL TAX

Band 'C'









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

