



**177 Maidstone Road, Felixstowe, IP11 9EQ**

**£220,000 FREEHOLD**

**Offered for sale with no onward chain and undergone extensive modernisation by the current owner is this beautifully presented two bedroom end of terrace home seemingly ideal for a first time buyer.**



In addition to the two bedrooms the property benefits from a stunning open plan kitchen/dining room, downstairs utility cloakroom and a beautiful four piece modern bathroom suite.

The accommodation in brief comprises entrance porch, lounge, kitchen/diner, utility cloakroom, upstairs are two bedrooms and a family bathroom. Heating is supplied in the form of gas fired central heating to radiators with the addition of a log burner stove in the lounge and windows are of double glazed construction.

The property is conveniently located close to local schooling and a range of shops and amenities are located on Walton High Street.

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

#### **ENTRANCE DOOR**

Opening into :-

#### **ENTRANCE PORCH 4' 1" x 2' 11" (1.24m x 0.89m)**

Epoxy resin flooring, UPVC entrance door opening into :-

#### **LOUNGE 12' 8" x 10' 4" (3.86m x 3.15m)**

Bamboo hardwood flooring, vertical radiator, window to front aspect, log burner stove with oak mantle piece, TV point.

#### **KITCHEN/DINING ROOM 18' 5" max x 12' 8" (5.61m x 3.86m)**

Modern re-fitted Howdens kitchen comprising solid marble effect fitted worktops with matching upstand, marine blue fitted storage units above, wave effect ribbed cabinet fronts and marine blue handleless storage units and drawers below, inset one and a half bowl stainless steel sink unit with hose style mixer tap and single drainer, integrated appliances such as dishwasher, 50/50 fridge/freezer, two eye level AEG ovens, AEG induction hob with cooker hood above, hardwood bamboo flooring, vertical radiator, stairs leading up to the first floor with an under stairs storage cupboard, door to outside, window to rear aspect, breakfast bar with accent lighting and door to :-

#### **UTILITY CLOAKROOM 6' 7" x 4' 3" (2.01m x 1.3m)**

Suite comprising WC with hidden cistern, vanity hand wash basin with mixer tap and storage cupboard below, cupboard with space and plumbing available for a washing machine and tumble dryer, obscured window to rear aspect.

#### **FIRST FLOOR LANDING**

Spotlights and doors to :-

#### **BEDROOM ONE 12' 8" x 10' 1" (3.86m x 3.07m)**

Radiator, window to front aspect.

#### **BEDROOM TWO 10' 1" x 9' 8" (3.07m x 2.95m)**

Radiator, window to rear aspect, cupboard housing combination boiler.

#### **BATHROOM 8' x 6' 5" (2.44m x 1.96m)**

Modern re-fitted suite comprising low level WC, floating effect wash hand basin with mixer tap and storage cupboard below, freestanding slipper style bath with freestanding mixer tap and shower head attachment, shower cubicle with twin shower over, part tiled wall, wood effect tiled flooring, heated towel rail, obscured window to rear aspect, extractor, wall mounted LED de-mister mirror.

## OUTSIDE

To the front of the property is a small front garden, low maintenance with shingle, fencing to the boundaries and a garden pathway leading to the entrance door.

The rear garden of the property is of east elevation and is a generous size with shingled area with a fire pit and outdoor seating and a garden pathway leading down to the remainder of the garden which is laid to lawn, two storage sheds, raised flower beds, side access gate, outside tap, outside sockets.

## COUNCIL TAX

Band 'A'









**EPC & FLOORPLAN TO  
FOLLOW**