



83 Gainsborough Road, Felixstowe, IP11 7HR

£350,000 FREEHOLD

An extended and beautifully presented single bay style Victorian town house of traditional red brick construction beneath a pitched tiled roof.

The accommodation is set over three floors and briefly comprises entrance hall, through lounge, superb open plan kitchen / family room with vaulted ceiling and bi-fold doors opening onto a low maintenance landscaped rear garden, cloakroom, three double bedrooms and spacious bathroom re-fitted to a high standard in a Victorian style. Further benefits include gas fired central heating via radiators with a combination boiler (installed 2023) and replacement UPVC double glazed windows. The property is conveniently situated within easy walking distance to Allenby Park, the town centre, sea and promenade and is also within the Fairfield and Colneis School catchment area.

Covered porch with two tone tiled floor with part glazed door opening to:-

ENTRANCE HALLWAY Engineered oak flooring, picture rail, staircase leading to the first floor with cupboard below, radiator.

OPEN PLAN LOUNGE / DINING ROOM

LOUNGE AREA 12' 10" x 11' 10" (3.91m x 3.61m) Gas living flame effect fire T.V point, picture rail, ceiling rose, UPVC sash style double glazed bay window to the front aspect. Throughway to:-

DINING AREA 11' x 10' (3.35m x 3.05m) Bespoke built-in cupboards and books shelves, gas living flame effect fire, radiator, picture rail, ceiling rose. Throughway to:-

OPEN PLAN KITCHEN / DINING ROOM 19' 10" x 14' (6.05m x 4.27m)

A stunning light, bright family room with vaulted ceiling incorporating four Velux windows and anthracite bi-folding doors onto the rear garden. The kitchen itself is fitted with a comprehensive range of cream coloured Shaker style units comprising base cupboards and drawers with wood block effect work surfaces over, inset ceramic one and a half bowl sink unit with mixer tap, tiled splashbacks, matching eye level cupboards, under cupboard lighting, central island unit with breakfast bar and further cupboards, space and plumbing for

automatic washing machine, integrated dishwasher, space for electric cooker, engineered oak flooring, radiator, ceiling spotlights, extractor fan, built-in cupboard housing wall mounted gas fired boiler(installed 2023).

CLOAKROOM White Victorian style suite comprising low level W.C., wash hand basin, radiator.

FIRST FLOOR LANDING Staircase leading to the second floor. UPVC double glazed window to the rear aspect.

BEDROOM 1. 15' 6" x 11' (4.72m x 3.35m)

Radiator, two UPVC double glazed windows to the front aspect.

BATHROOM 11' x 10' 2" reducing to 9' (3.35m x 3.1m)

Beautifully re-fitted with a white Victorian style suite comprising roll top freestanding bath with mixer tap and telephone style shower attachment. Low level W.C., wash hand basin, tiled splashbacks, walk-in shower cubicle with waterproof panelling and twin head shower unit, tongue and groove wall panelling, radiator, UPVC double glazed window to the rear aspect.

SECOND FLOOR LANDING 0" x 0' 0" (0m x 0m)

BEDROOM 2. 14' 4" x 11' (4.37m x 3.35m)

Built-in double door cupboard, radiator, UPVC double glazed window to the front aspect.

BEDROOM 3. 12' 7" x 10' 10" (3.84m x 3.3m)

Radiator, UPVC double glazed window to the rear aspect.

FRONT GARDEN To the front of the property there is an enclosed garden with red brick walling and railings, slate chippings, two tone chequered pathway leading to the entrance porch.

REAR GARDEN To the rear of the property there is a low maintenance style garden comprising raise timber decking area, imitation grass with flower and shrub borders, timber fencing to the boundaries and timber shed. External lighting, cold water tap.





