



50a High Road East, Felixstowe, IP11 9PU

£550,000 FREEHOLD

Offered for sale with no onward chain, an individual detached bungalow built to a high specification in 2003 of red brick cavity wall construction beneath a pitched tiled roof.

The well planned and spacious accommodation has been specifically designed for easy wheelchair use and briefly comprises 34' entrance hall, lounge/dining room with open plan kitchen, utility room, three double bedrooms (master bedroom with en-suite bathroom) and separate shower room.

Further benefits include gas fired central heating via radiators, a larger than average garage, attractive south facing rear garden and UPVC double glazed windows. The property is conveniently situated less than a quarter of a mile from Felixstowe's main town centre shopping thoroughfare with a variety of national and independent stores available.

UPVC DOUBLE GLAZED ENTRANCE DOOR

Opening to :-

SPACIOUS L-SHAPED ENTRANCE HALL 34' in length (10.36m)

Six wall light points, built in double door cloaks cupboard with hanging rail and shelf, built-in double door airing cupboard with pressurised hot water cylinder, pine slatted shelves and hanging rail, radiator, central heating thermostat, UPVC double glazed window to the side aspect.

OPEN PLAN LIVING ROOM/KITCHEN

LIVING ROOM 24' 6" x 13' 8" (7.47m x 4.17m)

Stone fireplace surround with matching hearth, electric living flame effect fire, TV point, two radiators, UPVC double glazed windows to the side and rear aspect, UPVC double glazed casement door opening to the rear garden, throughway to :-

KITCHEN 14' 4" x 9' 8" (4.37m x 2.95m)

Fitted with a comprehensive range of white painted oak units with brushed stainless steel handles comprising base cupboards and drawers, saucepan drawers, work surfaces over, inset ceramic one and a half bowl sink unit with mixer tap, tiled splashback, matching eye level cupboards with under cupboard lighting, Neff electric four ring hob with canopy style extractor hood over, Neff stainless steel single oven, ceiling spotlights, UPVC double glazed window to the front aspect, UPVC double glazed door to the side aspect.

UTILITY ROOM 10' reducing to 7'2" x 5' 6" (3.05m x 1.68m)

Fitted with units comprising double door base cupboard with work surfaces over, inset stainless steel single drainer sink unit, tiled splashbacks, fitted eye level cupboards, space and plumbing for automatic washing machine, space for tumble dryer, central heating and hot water programmer, extractor fan, radiator, part glazed door opening to the garage.

BEDROOM ONE 14' x 12'10" max reducing to 11' (4.27m x 3.35m)

Fitted with a comprehensive range of beechwood style bedroom furniture including numerous wardrobes, knee-hole dressing table and chest of drawers, radiator, UPVC double glazed window to both side aspects.

EN-SUITE BATHROOM 8' 5" x 8' 3" (2.57m x 2.51m)

Modern white suite comprising panelled bath with mixer tap and wash hand basin, WC with concealed cistern, range of vanity cupboards and drawers, fitted worktops, tiled splashbacks, radiator, extractor fan, UPVC double glazed window to the side aspect.

BEDROOM TWO 14' 8" x 9' 10" (4.47m x 3m)

Radiator, fitted desk with cupboards and drawers, UPVC double glazed window to the front aspect.

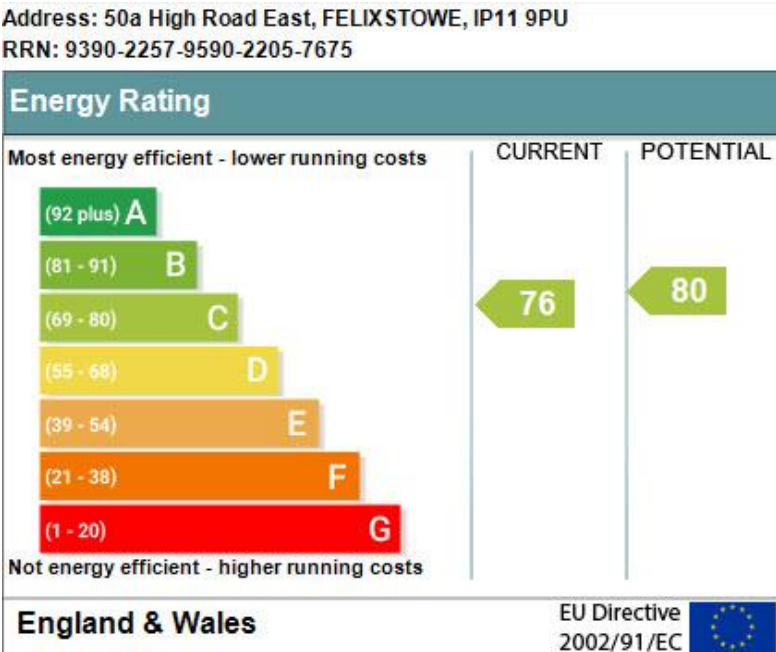
BEDROOM THREE Range of beechwood style fitted wardrobes, radiator, UPVC double glazed windows to the rear and side aspects.

SHOWER ROOM 7' 6" x 7' 2" plus door recess (2.29m x 2.18m)
Modern white suite comprising glazed walk-in shower cubicle with mixer shower and tiled surround, low level WC, wash hand basin with vanity cupboard below, fitted worktop, tiled splashback, electric light/shaver point, radiator, extractor fan, UPVC double glazed window to the side aspect.

OUTSIDE
To the front of the property there is a tarmac driveway enabling off street parking for two vehicles, flower and shrub borders, access to a larger than average garage 23'8" x 9'10" with remote control roller door, wall mounted Viessmann gas fired boiler, access to loft space, UPVC double glazed window and door opening to the rear garden.

To the rear of the property there is an attractive enclosed garden with a southerly aspect comprising timber decking area, electric remote control awning, paved patio, lawn, flower and shrub borders, external lighting, timber storage shed and greenhouse. Further paved area and pathway leading to an enclosed attractive garden to the front comprising shaped lawn with established flower and shrub borders.

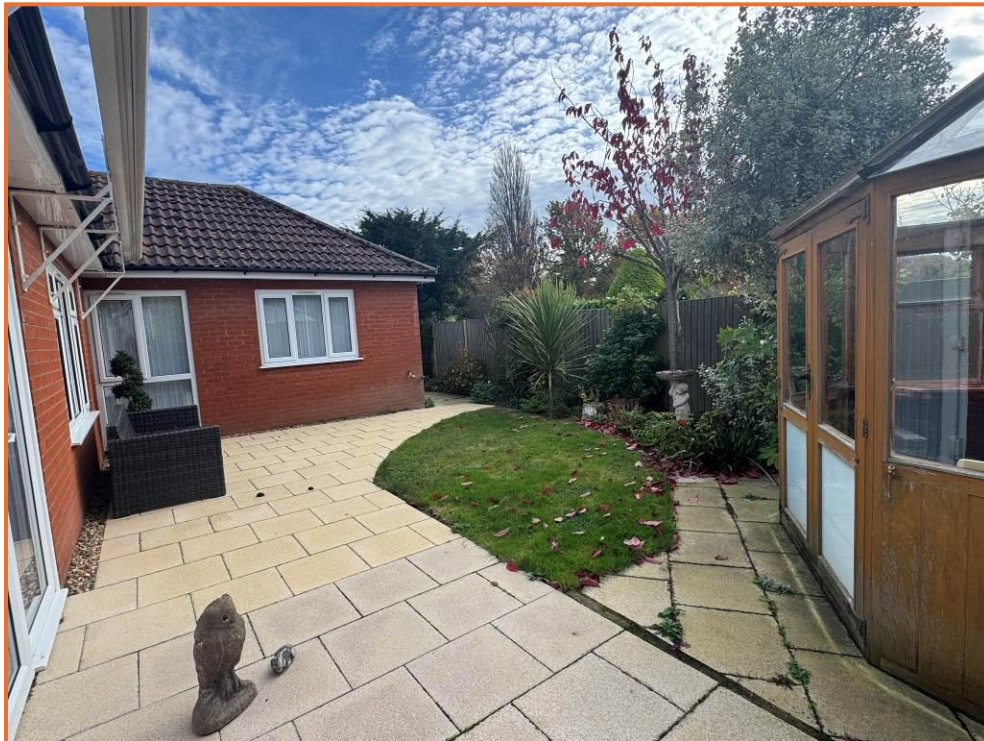
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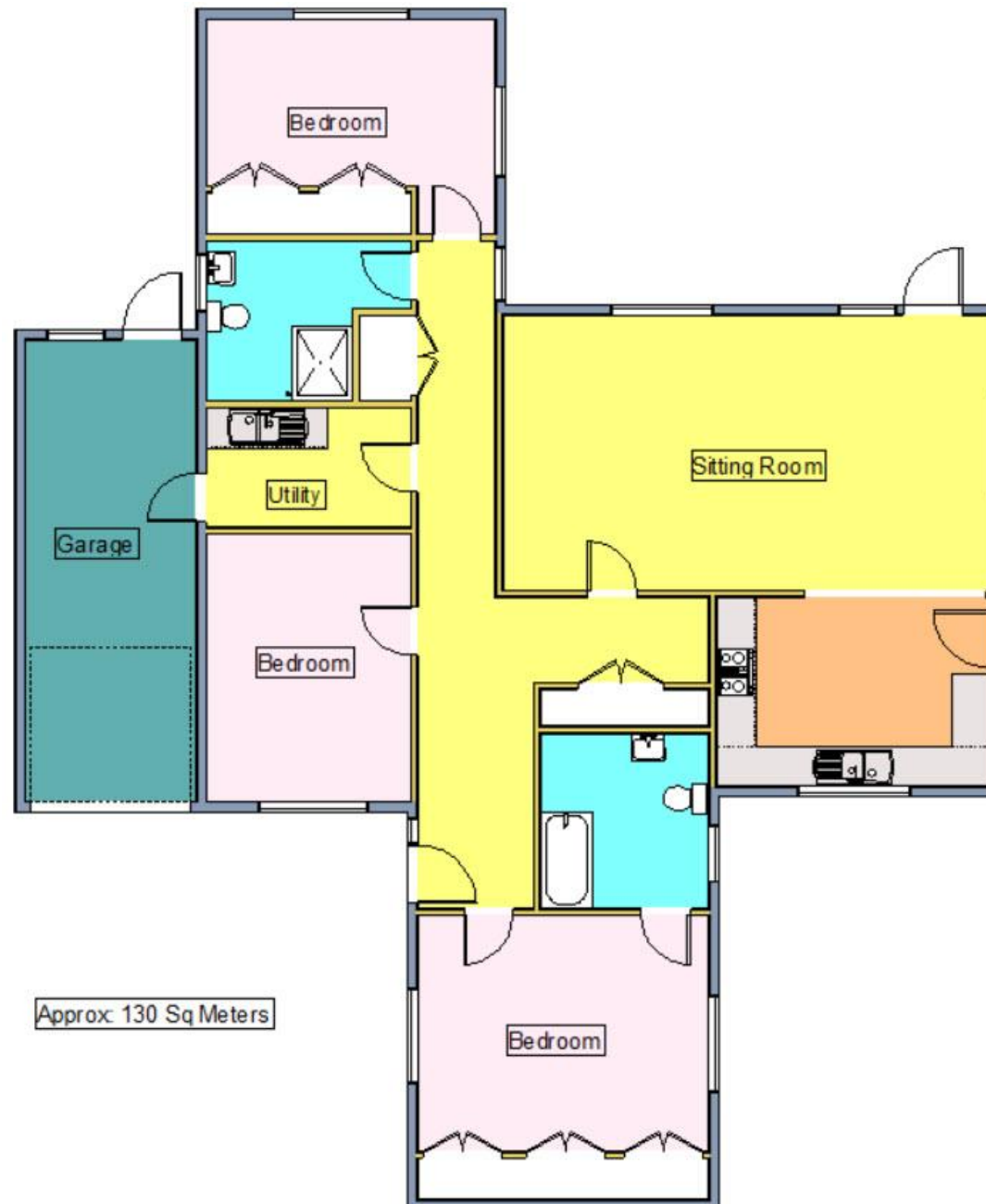












Approx. 130 Sq Meters