



70 Brook Lane, Felixstowe, IP11 7LB

£600,000 FREEHOLD

Nestled within established and secluded gardens approximately 100 yards from the sea in one of Felixstowe's most sought after and select residential locations is this rarely available charming detached cottage dating from the 1920s of part timbered and part rendered brick construction beneath a Norfolk Reeded thatched roof.

The accommodation briefly comprises entrance lobby, cloakroom, spacious entrance hall, study, lounge with garden room leading off, dining room with connecting doors to the lounge, kitchen, utility room, three bedrooms, en-suite bathroom and family bathroom.

Benefits of the property include a distant sea view from the main bedroom, gas fired central heating via radiators, a good size garage, potential off street parking for numerous vehicles to the front and beautifully established landscaped gardens to the rear with a south westerly aspect, designed carefully with consideration given to the style of the cottage.

The property is situated less than 100 yards from the promenade, sea and Cobbolds Point, within easy reach of the highly regarded Fludyers boutique hotel/restaurant and is less than half a mile from Felixstowe's main town centre shopping thoroughfare with a variety of local and national high street stores available.

PART GLAZED OAK ENTRANCE DOOR

Opening to :-

ENTRANCE LOBBY

Secondary double glazed window to the side aspect, archway to the reception hallway and door to :-

CLOAKROOM

Coloured suite comprising low level WC, pedestal wash hand basin, fully tiled walls, radiator.

SPACIOUS ENTRANCE HALL 12' x 8' 10" (3.66m x 2.69m)

Oak staircase with wrought iron balustrades leading to the first floor, recess with mirror and glass shelving, radiator.

STUDY 7' 8" x 9' 3" (2.34m x 2.82m)

Radiator, secondary double glazed window to the front aspect.

LOUNGE 14' 10" max x 14' (4.52m x 4.27m)

Two radiators, TV point, ceiling beams, secondary double glazed window to the rear aspect, glazed double doors opening to garden room and glazed double doors opening to :-

DINING ROOM 12' x 10' (3.66m x 3.05m)

Radiator, ceiling beams, two windows to the rear aspect (one double glazed).

GARDEN ROOM 13' 4" x 7' 6" (4.06m x 2.29m)

Sealed unit double glazed roof and matching windows, brick base, sealed unit double glazed French doors opening to the rear garden.

KITCHEN 11' 6" x 12' 2" reducing to 9' 8" (3.51m x 2.95m)

Fitted with a range of light oak units comprising base cupboards and drawers with Quartz work surfaces over, inset stainless steel single drainer sink unit with mixer tap, Quartz upstands and wall tiling, matching eye level cupboards, leaded light glazed eye level cupboards, gas stainless steel four ring hob, stainless steel double oven, radiator, breakfast bar, two windows to the front aspect, glazed door to :-

REAR LOBBY

Tudor style timbered walls, part glazed door to the front aspect and rear aspect.

BOILER ROOM

Floor standing gas fired boiler.

UTILITY ROOM 14' x 7' 2" (4.27m x 2.18m)

Fitted wood grain effect work tops with storage cupboards below, matching eye level cupboards, two pantry style cupboards, space and plumbing for automatic washing machine and dishwasher, single glazed door opening to the side and personal door opening to the garage.

FIRST FLOOR LANDING

Access to the loft space with pull down loft ladder, radiator, built in airing cupboard with lagged hot water cylinder, pine slatted shelves.

BEDROOM ONE 12' 8" x 11' 6" plus door recess (3.86m x 3.51m)

Built in wardrobes and chest of drawers, dressing table, radiator, windows to the rear and side aspect with sea glimpse and views over the attractive landscaped rear garden.

EN-SUITE BATHROOM/SHOWER ROOM 10' 2" x 6' 10" (3.1m x 2.08m)

(formerly bedroom four). Modern white suite comprising panelled bath, pedestal wash hand basin, low level WC, glazed corner shower cubicle with mixer shower, tiled surround and part tiled walls, radiator, two secondary double glazed windows to the side aspect.

BEDROOM TWO 11' x 10' 6" (3.35m x 3.2m)

Radiator, window to the front aspect with views up Thornley Road.

BEDROOM THREE 10' 8" max x 11' 2" max (3.25m x 3.4m)

(L-shaped). Radiator, built in double door wardrobe with cupboard over, window to the front aspect with views towards Thorley Road and UPVC sealed unit double glazed window to the side aspect.

FAMILY BATHROOM 10' 4" x 5' 6" plus door recess (3.15m x 1.68m)

Coloured suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level WC, fully tiled walls, radiator, UPVC sealed unit double glazed window to the side aspect, built in eaves storage cupboard and built in double door storage cupboard, electric shaver point.

OUTSIDE

The front garden comprises mainly lawn with well stocked flower and shrub borders and mature trees with space for numerous vehicles and access to :-

GARAGE 15' 8" x 10' 2" (4.78m x 3.1m)

Power and light connected, remote control up and over door, access to loft space, personal door to the utility room.

To the rear of the property there is a charming beautifully designed landscaped cottage style south west facing garden befitting of the style of the property comprising pea shingle patio area with brick edging, lawn with pathways, established and well stocked flower and shrub borders, mature trees, and 'secret gate', rockeries, further areas to the side of the property.

SHELTERED PAVED SUN TERRACE

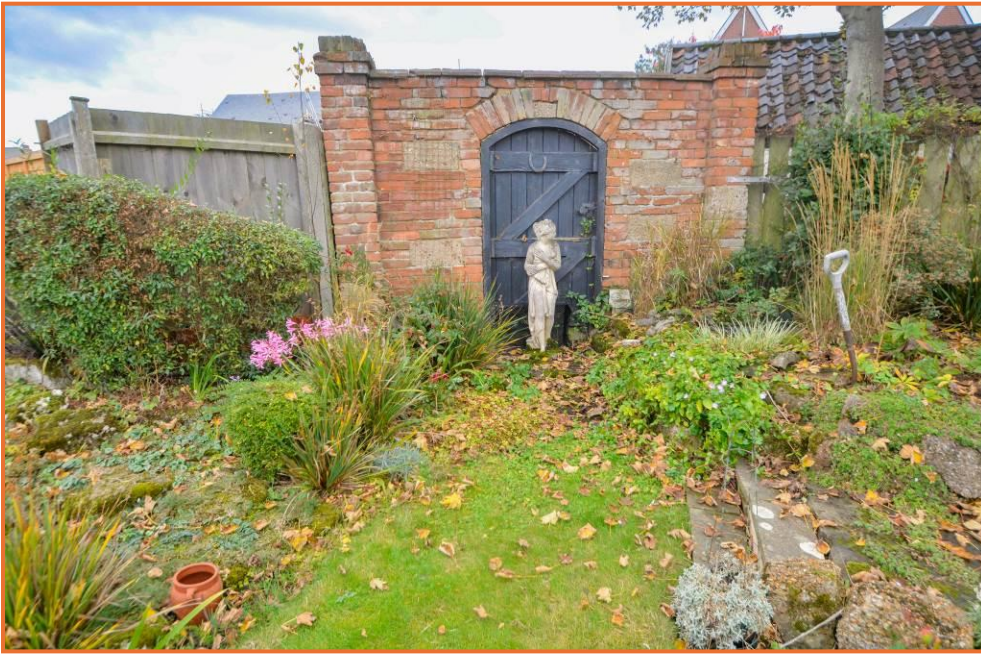
With adjacent gate leading to a former vegetable plot and green house with gate leading to the front garden, timber fencing and twisted willow fencing to the boundaries. External water proof power point.

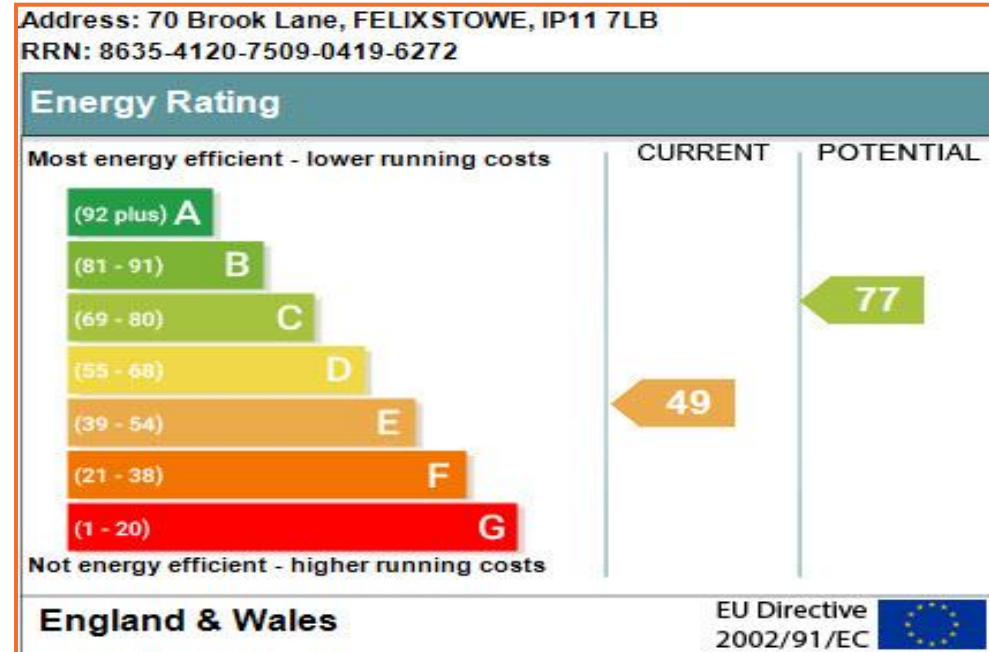
COUNCIL TAX

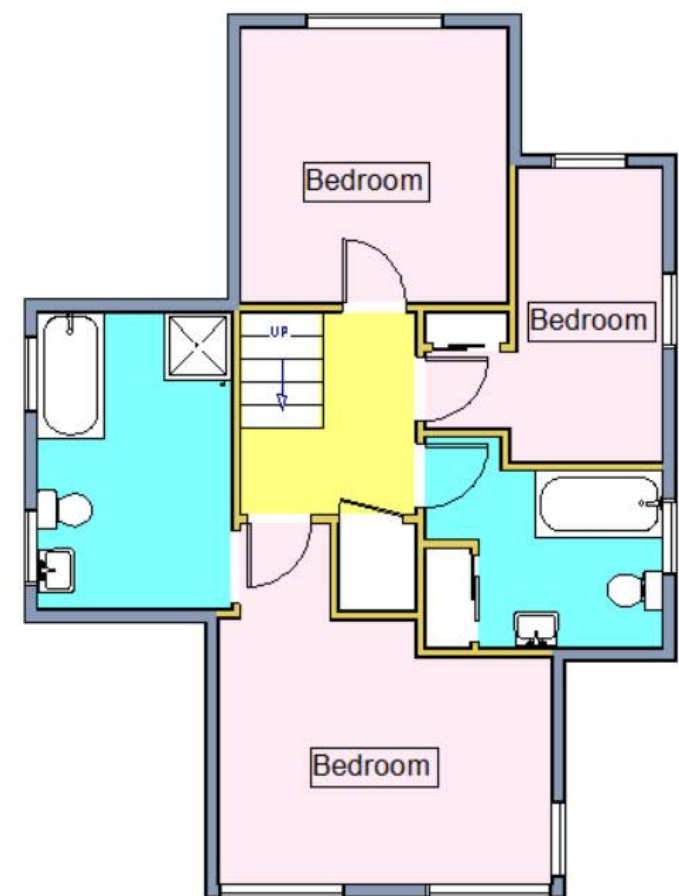
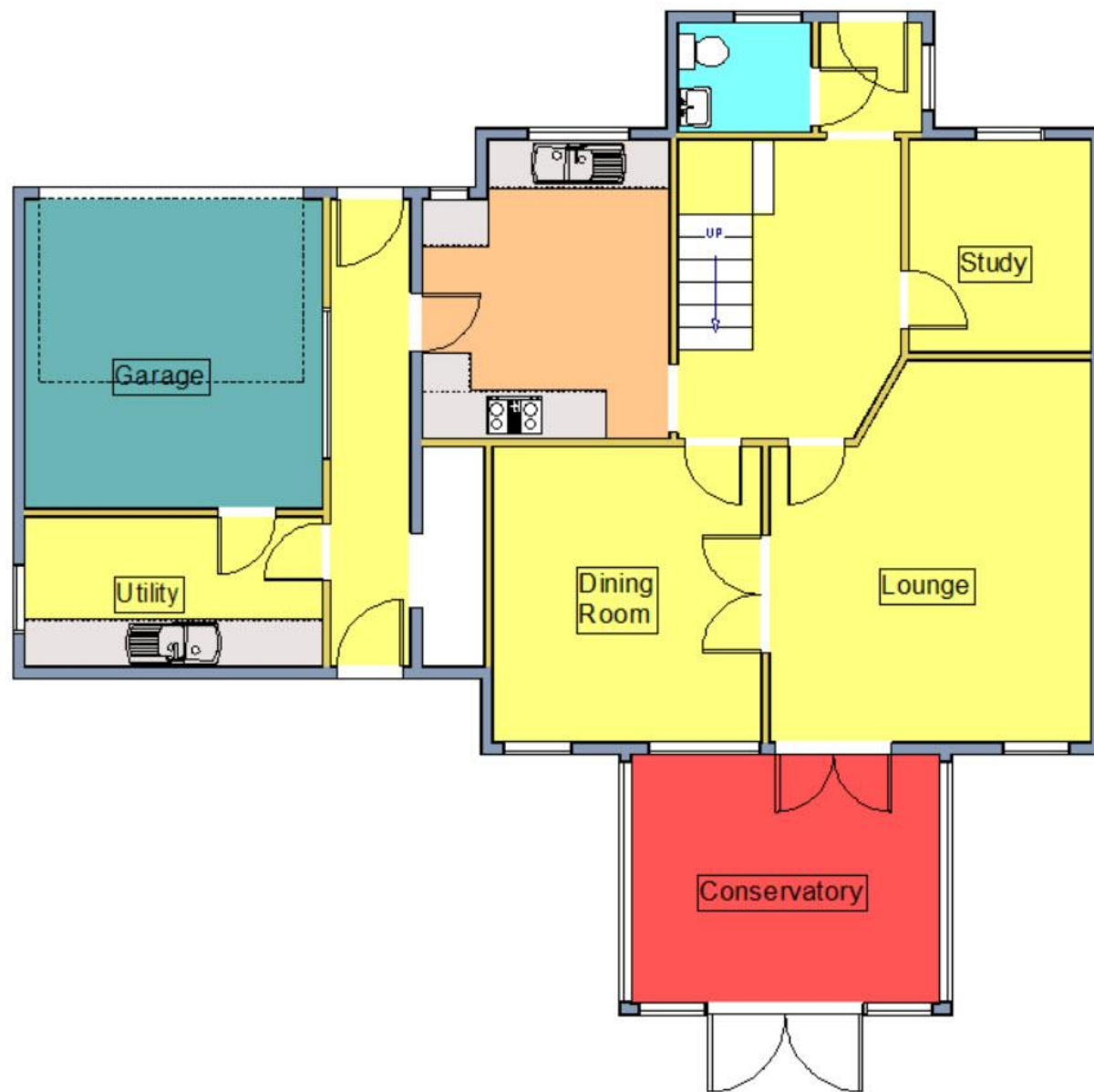
Band 'F'











Approx 118 Sq Meters
Excludes Conservatory
and Garage / Utility