



17 Western Avenue, Felixstowe, IP11 9SJ

GUIDE PRICE £375,000 FREEHOLD

A well presented and modernised detached chalet style two/three bedroom property ideally located in Old Felixstowe, a short distance from the sea with an attractive south facing rear garden and double garage.

The accommodation briefly comprises entrance hallway, cloakroom, lounge, dining room/bedroom three, re-fitted modern kitchen and rear lobby with a further two bedrooms and modern bathroom on the first floor.

Further benefits include a double width driveway leading to a double garage, attractive landscaped south facing rear garden, gas fired central heating via radiators and UPVC sealed unit double glazed windows.

The property is situated in the highly regarded and popular residential location of Old Felixstowe, being approximately 200 yards from the sea at Cliff Road and within a short walk to bus services for transport with networks encompassing Felixstowe and Ipswich.

UPVC ENTRANCE DOOR

Opening to :-

ENTRANCE HALL

Radiator, under stairs storage cupboard.

CLOAKROOM

Suite comprising low level WC, hand wash basin, radiator, obscured window to the rear aspect.

LOUNGE 19' 9" x 10' 9" (6.02m x 3.28m)

Two radiators, electric feature fireplace, TV point, two windows to front aspect, stairs leading up to the first floor, door opening into :-

DINING ROOM/BEDROOM THREE 9' 8" x 9' 6" (2.95m x 2.9m)

Radiator, French doors leading to south facing rear garden, door opening into :-

KITCHEN 9' 9" x 9' 9" (2.97m x 2.97m)

Fitted worktops with high gloss storage units above and matching units and drawers below, stainless steel sink unit with mixer tap and single drainer, integrated dishwasher, integrated double oven with four ring gas hob and extractor above, space and plumbing available for a washing machine, radiator, window to rear aspect.

REAR LOBBY

Door leading to outside and also door opening into double garage.

FIRST FLOOR LANDING

Built in airing cupboard housing hot water cylinder, additional built-in storage cupboard, access to loft space.

BEDROOM ONE 15' 6" x 10' 8" (4.72m x 3.25m)

Radiator, floor to ceiling window to front aspect, built in wardrobes with sliding doors.

BEDROOM TWO 9' 8" x 8' 9" (2.95m x 2.67m)

Radiator, window to rear aspect.

BATHROOM 6' 7" x 5' 6" (2.01m x 1.68m)

Suite comprising low level WC, vanity hand wash basin with mixer tap and storage cupboards underneath, panelled bath with power shower overhead, splash screen walls, radiator, obscured window to the rear aspect, extractor.

OUTSIDE FRONT

To the front of the property there is a driveway enabling ample off-road parking. The rest of the front garden is mainly pebbled with a small lawn area.

OUTSIDE REAR

The rear garden is mainly south facing. The garden is enclosed, with patio area and the rest of the garden is mainly laid to lawn with fencing to boundaries and established shrub and plant borders.

DOUBLE GARAGE 17' 5" x 16' 4" (5.31m x 4.98m)

Two electric roller doors, inspection pit, light and power connected.

COUNCIL TAX

Band 'D'

Address: 17 Western Avenue, FELIXSTOWE, Suffolk, IP11 9SJ
RRN: 9388-1088-7283-5398-2914







