



Priory Park, Ataka Road, Felixstowe, IP11 9DH

£290,000 FREEHOLD

Offered for sale with no onward chain and located in a quiet residential area in the popular village of Walton is this individual two bedroom detached bungalow.

In addition to the two bedrooms the property benefits from off road parking, a private west facing rear garden and a modern kitchen.

The accommodation in brief comprises entrance hall, lounge, conservatory, two bedrooms, kitchen and a shower room. Heating is supplied in the form of gas fired central heating to radiators and windows are of double glazed construction.

The property is conveniently located within close proximity to a host of shops and amenities located on Walton High Street and the town centre is just over a mile away.

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

OPEN STORM PORCH With UPVC entrance door opening into :-

ENTRANCE HALLWAY Radiator, access to the loft space and doors to :-

LOUNGE 13' 5" x 12' (4.09m x 3.66m)

Radiator, TV point, sliding door opening into :-

CONSERVATORY 11' 2" x 10' 5" (3.4m x 3.18m)

Brick built base conservatory with UPVC windows and doors overlooking the rear garden, ceiling fan light, electric radiator.

KITCHEN 12' 3" x 8' 11" (3.73m x 2.72m)

Modern re-fitted kitchen comprising fitted worktops with matching splashback, shaker style fitted storage units above and matching storage units and drawers below, stainless steel sink unit with mixer tap and single drainer, space and plumbing available for a washing machine and further space for under counter fridge, integrated electric oven with four ring gas hob and cooker hood above, red tiled flooring, radiator, window to front aspect, cupboard housing combination boiler and door to :-

SIDE LOBBY

With brick built store and door opening out into rear garden.

BEDROOM ONE 18' x 13'3" reducing to 9' 5" (5.49m x 2.87m)

Two radiators, window to side aspect, windows and French door to rear aspect.

BEDROOM TWO 9' 10" x 8' 11" (3m x 2.72m)

Radiator, window to front aspect.

SHOWER ROOM 8' 8" x 5' 7" (2.64m x 1.7m)

Suite comprising low level WC, wash hand basin, corner shower cubicle with electric shower over, radiator, extractor, two obscured windows to the front aspect.

OUTSIDE

To the front of the property is a well presented front garden with a low brick wall to the front boundary, a driveway enabling off road parking for one car, the remainder of the front garden is laid to lawn with established shrub and plant border with a pathway leading to the entrance door, outside lighting.

The rear garden is of west elevation and relatively private mainly laid to lawn and enclosed by fencing, there are two separate patio areas, outside lighting.

COUNCIL TAX

Band 'B'







