



44 Westmorland Road, Felixstowe, IP11 9TE

£975,000 FREEHOLD

An outstanding extended detached five-bedroom contemporary family home offering exceptional quality, set within landscaped grounds with heated swimming pool and bespoke versatile garden room, all just a stroll from both Felixstowe Ferry Golf Course and the sea at Cliff Road

Extending to approximately 256 SqM (2755 SqFt) in size the striking modern detached residence has been thoughtfully remodeled and extended since 2017 to offer an idealic 21st century family home of the very highest quality.

Set in an established and sort after location in Old Felixstowe a reception hall offers full depth vertical window and glazed split level Oak staircase to the first floor.

Ground floor accommodation allows access to the properties open concept living area, a stunning extended spacious open plan living room with vaulted ceiling, designated dining area, two sets of bi folds to rear garden and log burning stove seamlessly accessed from a fully fitted bespoke Deben Vale kitchen complete with integrated appliances and impressive island with rounded oak breakfast bar.

Further ground floor accommodation consists of sitting room, utility room to match kitchen, a study, bedroom 5 and wet room.

First floor accommodation features 4 bedrooms each with Hammonds fitted bedroom furnishings and the largest of which is a full "suite" with large dressing room with both fitted wardrobes and drawers and leading to en-suite bathroom. All bedrooms are generous in size and there is also a high quality stylish bathroom and a boiler room.

Externally the landscaped rear garden is enclosed, is a good size and is equally suitable for relaxing or entertaining with low maintenance, artificial grass, heated outdoor swimming pool with air source heat pump, garden room, matching storage room / pump room for swimming pool, and a covered deck housing a hot tub.

To the front aspect a Resin forecourt provides ample off street parking for numerous vehicles.

Heating is supplied in the form of gas fired central heating to radiators, all windows and doors are of double glazed construction with integral blinds and LVT flooring features prominently to main living areas.

With its unique accommodation, popular location, landscaped gardens and stunning interior, an internal inspection is advised to fully appreciate the accommodation on offer.

COMPOSITE DOUBLE GLAZED FRENCH DOORS

With glass inner panels, leading to :-

RECEPTION HALLWAY 16' 2" x 15' 8" (4.93m x 4.78m)

(South). Split level oak staircase with glazed panelling leading to first floor, Anthracite radiator, recessed LED spotlights, mains connected smoke detector, 12' x 2'10" vertical window, oak panelled doors leading into sitting room and also wet room, part glazed oak French doors leading into main open concept living area and throughway leading to :-

INNER HALLWAY 17' 10" x 5'5" max reducing to 3' 3" (5.44m x 0.99m)

(West). A range of built in storage cupboards and storage units, access to loft space, door leading to :-

GROUND FLOOR BEDROOM (5) 15' 8" x 14' 1" (4.78m x 4.29m)

(South). Range of fitted bedroom furniture with ceiling to floor wardrobes, four drawer chest, mirror fronted corner wardrobe, six further fitted drawers, large screen display area, recessed LED spotlights, mains connected smoke detector

WET ROOM 6' 1" x 5' 9" (1.85m x 1.75m)

With fully tiled wall and floor surfaces, floating wash hand basin with drawer beneath, low level WC, thermostatically controlled shower with overhead spray and also hand held spray, recessed LED spotlights, vertical Anthracite coloured towel rail/radiator, concealed lighting, integrated triple mirror storage cabinet with surround courtesy lighting.

SITTING ROOM 21' 8" x 12' 6" (6.6m x 3.81m)

(South & North). The original sitting room to the property, acoustic panelling to one wall, fitted furnishings consisting of display shelving, television display area and storage cupboards, two radiators, double glazed window to front aspect, two internal windows (6'7" in depth) allowing light entry from extended living accommodation.

OPEN CONCEPT LIVING AREA 35' 4" max x 26' 4" max (10.77m x 8.03m)

(North). A stunning extension to the property with vaulted ceiling to rear with quadruple large Velux window with automated weather sensors, the room seamlessly flows and consists of :-

KITCHEN AREA 18' x 14' 9" (5.49m x 4.5m)

A magnificent kitchen designed and fitted by Deben Vale featuring a large Quartz top central island housing sink and with integrated appliance and features including dishwasher, bin store and with Neff five zone induction hob and with bespoke round oak top breakfast bar. The kitchen area has three Neff ovens, (one full oven, one microwave and one steam), also matching Neff coffee machine and two warming drawers. integrated full size fridge and freezer, integrated larder, media style wall with display area for large screen television and set around matching cupboard fronts concealing solid oak drawers and shelving, also housing integrated wine fridge. Recessed concealed LED strip lighting.

LIVING AREA 20' 2" x 11' 7" (6.15m x 3.53m)

(North) Two large Velux windows, log burning stove with matching internal vertical flue, recessed LED spotlights, five door bi-fold doors leading onto rear garden.

DINING AREA 15' 3" x 11' 7" (4.65m x 3.53m)

(North) Velux window, recessed LED spotlights, Anthracite radiator, triple door bi-fold doors leading onto rear garden.

UTILITY ROOM 13' 3" x 8' 1" (4.04m x 2.46m)

(North) Fully fitted to match kitchen and consisting of Butler style sink unit with hose mixer tap set in Quartz work surfaces, storage cupboards beneath, a vast range of fitted storage cupboards, utility cupboard, concealed plumbing for automatic washing machine with further space for tumble dryer above, recessed LED spotlights, water softener, bi-fold doors leading onto rear garden, door leading into :-

STUDY 8' 8" x 8' (2.64m x 2.44m)

(West). Built in meter cupboard, radiator.

FIRST FLOOR LANDING 17' x 11' 0" (5.18m x 3.35m)

(South & East) Large feature galleryed style landing accessed from oak panelled staircase, recessed LED spotlights, radiator, access to loft space, oak doors leading to :-

BEDROOM ONE 14' 3" x 11' 9" (4.34m x 3.58m)

(North). A bedroom suite with access to further dressing area and en-suite and consisting of fitted bedroom furniture, radiator, recessed LED spotlights, throughway leading to :-

DRESSING ROOM 13' x 8' into wardrobe recess reducing to 6' (3.96m x 1.83m)

(North) A fully fitted dressing room featuring ceiling to floor wardrobes to each side, also fitted drawers, recessed LED spotlights, access to loft space and door leading to :-

EN-SUITE SHOWER ROOM 8' x 7' 3" (2.44m x 2.21m)

(South). A stunning en-suite shower room with Quartz tiled wall and floor surfaces, walk in shower cubicle with sliding screen and the mostatically controlled shower inset with both overhead and side spray, WC with concealed fittings, twin wash hand basins with mixer taps and storage cupboards beneath, recessed shelving to each side wall with courtesy lighting, additional courtesy lighting, integrated triple door mirrored storage cabinet with courtesy light surround, heated towel rail/radiator, extractor fan, recessed LED spotlights.

BEDROOM TWO 12' x 10' 3" plus door recess (3.66m x 3.12m)

(North). Fitted with a range of bedroom fitted furniture featuring ceiling to floor wardrobes, drawers, additional storage and large screen display area, radiator, recessed LED spotlights.

BEDROOM THREE 12' x 10' 5" (3.66m x 3.18m)

(North). Fitted with a range of bedroom furniture consisting of ceiling to floor wardrobes, storage cupboards, additional storage drawers and bedside cabinet, large screen display area, recessed LED spotlights, radiator.

BEDROOM FOUR 12' 5" max x 9' (3.78m x 2.74m)

(South). Fitted with a range of bedroom of furniture consisting of full-length wardrobes and additional overhead storage, radiator, recessed LED spotlights.

BATHROOM 11' 2" x 8' 5" (3.4m x 2.57m)

(South). Featuring fully tiled wall and floor surfaces with Quartz tiles to floor and front walls comprising a 'spa bath', panelled and with corner shower attachment, WC with concealed fittings, wash hand basin with drawer beneath, walk in shower cubicle with fully tiled Quartz walls, the mostatically controlled shower with both overhead and side spray, integrated shelving, courtesy lighting, recessed LED spotlights, integrated triple door mirror fronted storage cabinet with surround courtesy lighting, Anthracite vertical heated towel rail, integrated 28" television.

BOILER ROOM 7' 3" x 6' 6" (2.21m x 1.98m)

(South). Housing Viessman boiler and pressurised cylinders, recessed LED spotlights.

OUTSIDE

The property stands recessed from Westmorland Road and has a large resin driveway bordered by copper beach hedging and fencing which enables off street parking for a large number of vehicles.

REAR GARDEN

The rear garden is landscaped, extends to approximately 100' in depth, features artificial grass bordered by shaped resin pathway and flower borders, enclosed by fencing and hedging and leading to the main entertainment area with heated swimming pool, bespoke garden rooms and outbuildings.

SWIMMING POOL

The heated swimming pool extends to approximately 25' x 13' and heated via air source heat pump with controls within outbuilding to match bespoke garden room (South) 16'8" x 6'8" recessed LED spotlights.

GARDEN ROOM 17' 6" max x 16' 8" max (5.33m x 5.08m)

A stunning addition to the property and for all year-round use, the room has recessed LED spotlights, large bar, integrated wine cooler, bi-fold doors to outside, acoustic panelling and smoked glass window overlooking veranda housing hot tub.

COVERED PARTLY ENCLOSED VERANDA 18' 10" x 9' 3" (5.74m x 2.82m)

Housing hot tub, large screen display area, recessed LED spotlights.

COUNCIL TAX - Band 'F'















