



5 Avocet Mews, Felixstowe, IP11 9GL

£299,950 FREEHOLD

Offered for sale with no onward chain and built by the Bloor Homes Group of developers in 2024 is this modern three bedroom semi-detached family home.

In addition to the three bedrooms the property benefits from off road parking, a landscaped rear garden, en-suite to bedroom one and the remainder of an NHBC warranty.

The accommodation in brief comprises entrance hall, lounge, kitchen/diner, utility area, cloakroom, upstairs are three bedrooms with an en-suite shower room to bedroom one and a family bathroom. Heating is supplied in the form of gas fired central heating to radiators and windows are of double glazed construction.

The Bloor development is located in Walton within close proximity to local schooling and shops and amenities located on Walton High Street. A viewing is highly recommended to appreciate the accommodation on offer.

ENTRANCE DOOR Opening into entrance hallway with vinyl flooring, radiator, stairs leading up to the first floor and door to :-

LOUNGE 13' 9" x 11' 10" (4.19m x 3.61m)

Vinyl flooring, radiator, window to front aspect, TV point, under stairs storage cupboard and door to :-

KITCHEN/DINER 11' 4" x 10' 5" (3.45m x 3.18m)

Fitted worktops with matching upstand, fitted storage units above and matching storage units below, composite one and a half bowl sink unit with mixer tap and single drainer, space and plumbing available for a dishwasher or washing machine, space for freestanding fridge/freezer, vinyl flooring, radiator, windows and French doors to outside and opening into :-

UTILITY AREA 5' 6" x 3' 5" (1.68m x 1.04m)

Fitted worktops with storage cupboard below, space and plumbing available for washing machine, Ideal Logic boiler, vinyl flooring and door to :-

CLOAKROOM 4' 9" x 3' 5" (1.45m x 1.04m)

Suite comprising low level WC, wash hand basin, mixer tap and tiled splashback, vinyl flooring, radiator, extractor.

FIRST FLOOR LANDING

Radiator, access to the loft space and above stairs storage cupboard, doors to :-

BEDROOM ONE 13' 5" reducing to 8'10" x 8' 5" (4.09m x 2.57m)

Radiator, window to front aspect, TV point, door to :-

EN-SUITE SHOWER ROOM 7' 2" x 4' 8" (2.18m x 1.42m)

Suite comprising low level WC, hand wash basin with mixer tap and tiled splashback, walk in shower cubicle with tiled surround and twin shower head, heated towel rail, extractor, obscured window to the side aspect.

BEDROOM TWO 10' 9" reducing to 7'11" x 8' 5" (3.28m x 2.57m)

Radiator, window to rear aspect, TV point.

BEDROOM THREE 7' 4" x 6' 4" (2.24m x 1.93m)

Radiator, window to front aspect.

BATHROOM 6' 4" x 5' 6" (1.93m x 1.68m)

Suite comprising low level WC, wash hand basin with mixer tap and tiled splashback, panelled bath with mixer tap and shower head attachment with tiled surround, heated towel rail, shaver point, extractor, obscured window to rear aspect.

OUTSIDE

To the front of the property is a small open front garden which has been landscaped with a shingled area, block paved driveway enabling off road parking and a garden path leading to the entrance door.

The landscaped rear garden comprises a good size wrap around style patio area with an artificial lawn, outside sockets, storage shed, outside tap, side access gate.

SERVICE CHARGE

The service charge for the upkeep of the development is approximately £130 per annum.

COUNCIL TAX Band 'B'



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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		