



9 Rues Farm Road, Felixstowe, IP11 9FZ

£260,000 FREEHOLD

A well presented modern semi detached two bedroom home located in a popular residential position in Old Felixstowe, having been constructed in 2021 by the Generator Group of developers.

In addition to the two bedrooms the property benefits from an open plan kitchen/dining/living space, off road parking with a car port and the remainder of a 10 year NHBC warranty.

The accommodation in brief comprises; entrance hallway, cloakroom, open plan lounge/dining room/kitchen and a first floor bathroom with two bedrooms. Heating is supplied in the form of gas fired central heating to radiators and all windows are of double glazed construction.

Rues Farm Drive is set on the Laureate Field development in Old Felixstowe, a development constructed by the Generator Group and positioned within walking distance of the sea at Cliff Road and also rural walks.

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

Composite double glazed entrance door opening into:

ENTRANCE HALL 6' 10" x 3' 4" (2.08m x 1.02m)

Radiator, engineered oak flooring, recessed LED spotlights.

CLOAKROOM 6' 8" x 3' 3" (2.03m x 0.99m)

Fitted with a modern suite comprising low level WC with concealed cistern, wash hand basin with mixer tap, laminate wood flooring, recessed LED spotlights, extractor fan, UPVC double glazed window to front aspect.

OPEN PLAN KITCHEN/DINING AREA/LOUNGE 28' 7" maximum x 13' 4" maximum (8.71m x 4.06m)

An open plan room consisting of :-

KITCHEN 11' 10" x 6' (3.61m x 1.83m)

Modern kitchen comprising a single drainer one and a half bowl sink unit with cupboards under, a range of fitted drawers, cupboards, units and work surfaces, cupboard housing wall mounted Logic gas fired combination boiler, four ring electric hob, oven and extractor hood, integrated refrigerator, freezer and dishwasher, radiator, recessed LED spotlights, double glazed window to front aspect.

DINING AREA/LOUNGE 16' 9" x 13' 4" (5.11m x 4.06m)

Radiator, TV point, engineered oak flooring, UPVC double glazed French doors leading to outside, under stairs utility cupboard with space for and plumbing for automatic washing machine.

FIRST FLOOR LANDING

Radiator, access to loft space, recessed LED spotlights, doors leading to :-

BEDROOM ONE 13' 4" x 10' (4.06m x 3.05m)

Radiator, UPVC double glazed window to rear aspect.

BEDROOM TWO 13' 4" x 10' (4.06m x 3.05m)

Radiator, over stairs storage cupboard, UPVC sealed unit double glazed window and French door with a Juliette balcony.

BATHROOM 7' 6" x 6' 6" (2.29m x 1.98m)

Fitted with a modern white contemporary style suite comprising panel bath with central mixer taps and twin head shower unit over, glazed shower screen, wash hand basin with cupboards below, WC with concealed cistern, extractor fan, chrome heated towel rail/radiator, recessed LED spotlights.

OUTSIDE

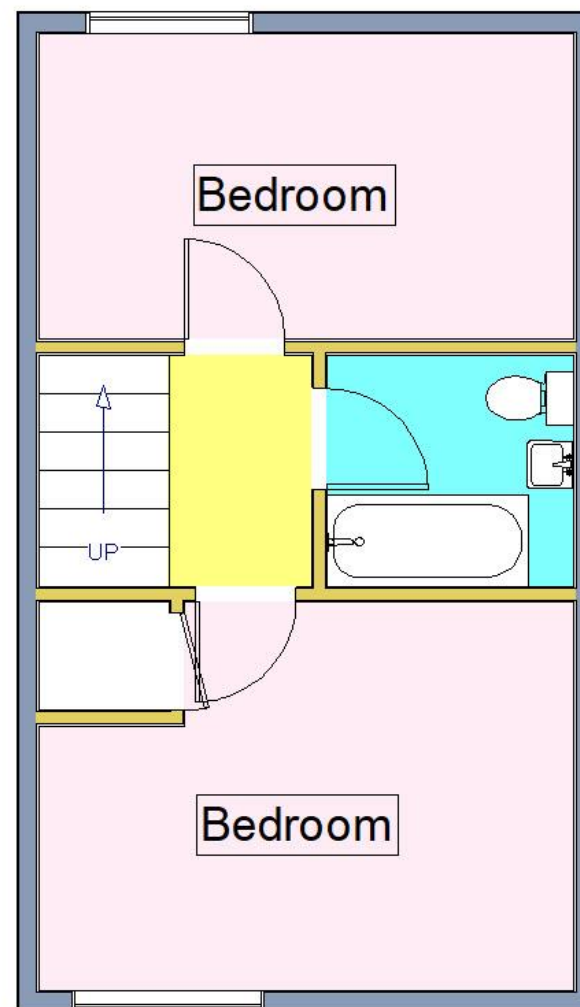
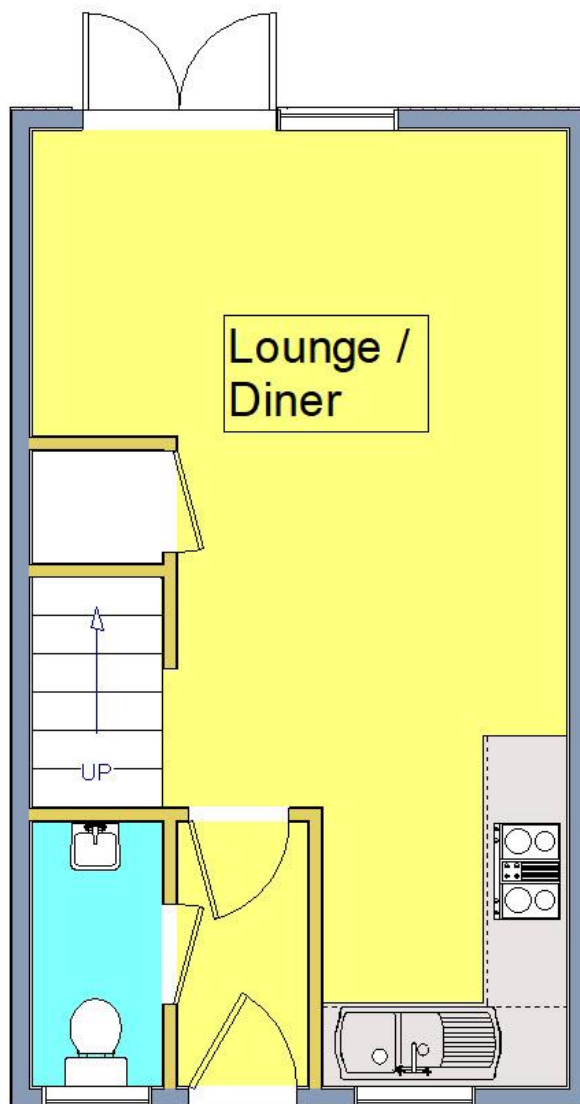
To the front of the property there is a small open plan low maintenance style garden with an adjacent driveway and pitched roof carport with space for two vehicles.

To the rear of the property there is a garden comprising lawn, paved patio area, timber decking area, fencing to the boundaries.

COUNCIL TAX

Band 'B'





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		



