



Strawberry Tree Lodge, Marcus Road, Felixstowe, IP11 7NF

GUIDE PRICE £1,000,000 FREEHOLD

Located in one of the most sought after roads in Old Felixstowe is this New England style three/four bedroom detached family home built in 2019 to a high specification with 207 sqm (2228 sqft) of accommodation.

This light and airy exceptional home further benefits from an open veranda entrance, two reception rooms, a stunning open plan kitchen/dining room with integrated appliances, balcony and en-suite off bedroom one, ample off road parking and a double cart lodge.

The accommodation in brief comprises entrance hall, cloakroom, lounge, sitting room, study, kitchen/dining room, utility room, upstairs are three double bedrooms with an en-suite and dressing room/bedroom four, and a bathroom.

Heating is applied in the form of gas fired central heating to radiators and windows are of double glazed construction with the majority of them UPVC double glazed sash windows, furthermore the energy efficient home benefits from an EPC rating of B.

Marcus Road is one of old Felixstowe's most desirable and sought after residential addresses and is located just a short distance from the sea at Jacobs Ladder and Cliff Road. Additionally Felixstowe town centre is approximately one mile away.

Finished to a high specification throughout in a New England Style, making this a truly one of a kind property, a viewing is highly recommended.

OPEN VERANDA

Decked flooring, outside lighting, outside socket, overlooks the front garden.

COMPOSITE ENTRANCE DOOR

Opening into :-

ENTRANCE HALLWAY 16' 2" x 9' 1" (4.93m x 2.77m)

Vaulted entrance hallway with Velux windows, laminate flooring, stairs leading up to the first floor, vertical radiator, storage cupboard and doors to :-

CLOAKROOM 5' 11" x 5' 10" (1.8m x 1.78m)

Suite comprising WC with hidden cistern, wash hand basin, Victorian style heated towel rail, extractor.

LOUNGE 14' 7" x 14' 6" (4.44m x 4.42m)

Laminate flooring, two radiators, two sash windows to front aspect, TV point.

SITTING ROOM 14' 3" x 9' 10" (4.34m x 3m)

Laminate flooring, radiator, TV point, sash window to side aspect, French doors opening out onto open veranda.

STUDY 14' 6" reducing to 9'7" x 6' (4.42m x 1.83m)

Laminate flooring, vertical radiator, sash window to side aspect.

OPEN PLAN KITCHEN/DINING ROOM 38' 9" x 14' 11" (11.81m x 4.55m)

KITCHEN

Howdens fitted kitchen comprising marble fitted worktops with matching upstands and oven splashback, central island with marble fitted worktop, breakfast bar area and fitted drawers below, double Butler sink with mixer tap and engrained double drainer, range of fitted units and drawers, integrated appliances such as dishwasher, refuse bins, double fridge, double freezer, Smeg gas and electric Range cooker, under cupboard lights, island feature lights, three sash windows to rear aspect, laminate flooring.

DINING ROOM

Two radiators, TV point, sash window to side aspect, laminate flooring, bi-folding doors opening out into the rear garden.

UTILITY ROOM 7' 11" x 5' 11" (2.41m x 1.8m)

Marble fitted worktop with fitted storage units above and below, Butler sink with mixer tap and engrained single drainer, washing machine and tumble dryer, tiled flooring, stable door to outside.

FIRST FLOOR GALLERIED LANDING

Laminate flooring, vertical radiator, electric controlled Velux windows, vaulted clad ceiling, doors to :-

BEDROOM ONE 18' 8" x 14' 6" (5.69m x 4.42m)

Laminate flooring, two radiators, access to loft space, two windows to side aspect and two French doors opening out onto :-

COVERED BALCONY

Overlooking the front of the property, outside lighting.

EN-SUITE BATHROOM 10' 6" x 9' 11" (3.2m x 3.02m)

Victorian style suite comprising low level WC, twin vanity sink units with mixer taps and storage cupboards below, freestanding Clawfoot Victorian style roll top bath with mixer tap and shower head attachment, double width walk in shower with twin shower head, fitted shower screen and splash screens, tiled flooring, Victorian style heated towel rail, extractor, sash window to rear aspect.

BEDROOM FOUR (CONVERTED TO DRESSING ROOM) 10' x 9' 11" (3.05m x 3.02m)

Currently accessed from bedroom one but the door can be moved back to the landing creating a fourth double bedroom comprising laminate flooring, radiator, sash window to rear aspect.

BEDROOM TWO 17' 6" x 11' 8" (5.33m x 3.56m)

Laminate flooring, two vertical radiators, sash window to side aspect and two set of Juliette balcony doors overlooking the rear garden.

BEDROOM THREE 14' 3" x 10' 10" (4.34m x 3.3m)

Laminate flooring, radiator, sash windows to both side and front aspect.

BATHROOM 10' 11" x 4' 8" (3.33m x 1.42m)

Suite comprising low level WC, vanity hand wash basin with mixer tap and storage cupboard below, panelled bath with twin shower head over and fitted shower screen, tiled flooring, chrome heated towel rail, extractor, access to second loft space, sash window to side aspect.

OUTSIDE

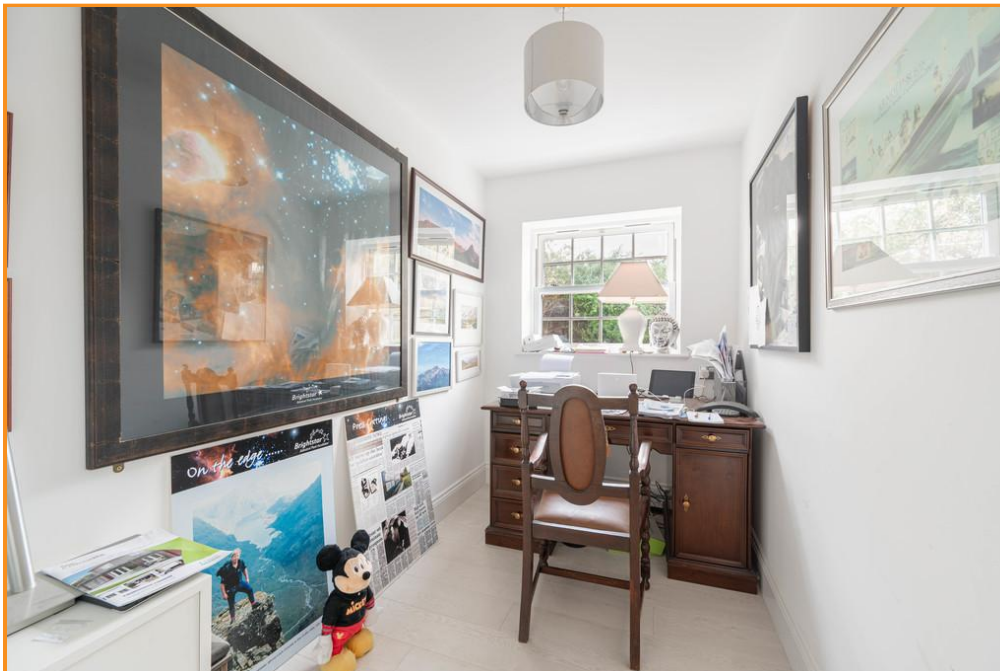
The property is accessed by a walled and double gated entrance which opens out onto the shingled driveway enabling ample off road parking and access to the double cart lodge with light and power connected. Pathway opening out onto the remainder of the front garden leading to the entrance door, mainly laid to lawn with established tree and shrub border.

The front garden has an ample selection of trees including cherries and silver birch and wisteria over the open veranda.

The rear garden which is mainly laid to lawn with established borders and enclosed by fencing, a large strawberry tree, outside lighting, outside tap, patio area giving access to a Victorian style timber shed with power connected and glass sliding opening doors.

COUNCIL TAX

Band 'F'

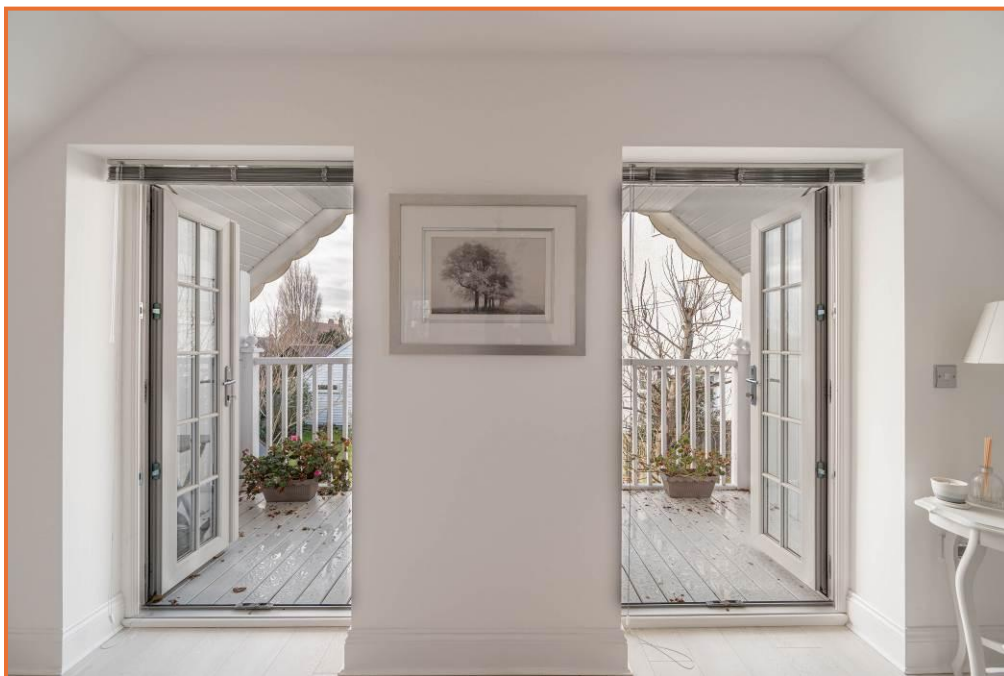
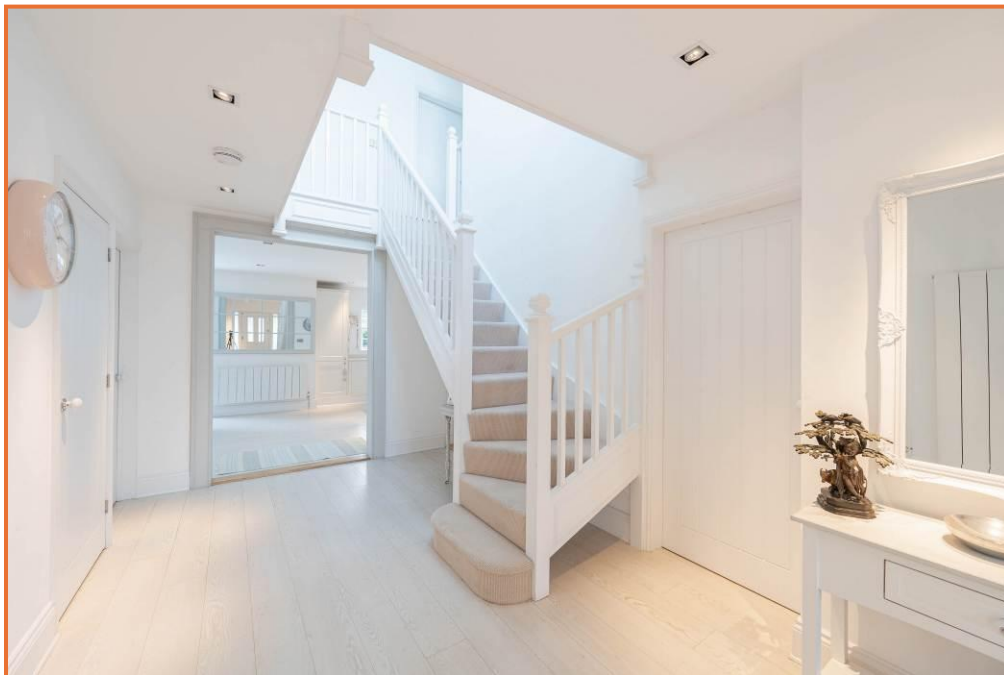












Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

