



35 Recreation Close, Felixstowe, IP11 9BE

£240,000 FREEHOLD

Offered for sale with no onward chain and in need of general modernisation is this spacious three bedroom end of terrace home located in a quiet cul-de-sac in the popular residential village of Walton.

In addition to the three bedrooms the property benefits from ample off road parking, a low maintenance courtyard style rear garden, a downstairs cloakroom and a spacious lounge/diner from a converted garage.

The accommodation in brief comprises entrance porch, lounge/diner, cloakroom, kitchen, upstairs there are three bedrooms, a wet room and a separate WC.

Heating is supplied in the form of gas fired central heating to radiators via a modern replacement combi-boiler and windows are of double glazed construction.

Recreation Close is a quiet cul-de-sac close to a host of shops and amenities located on Walton High Street. Felixstowe town centre is approximately just over one mile away. A viewing is highly recommended to appreciate the space and potential on offer.

UPVC DOUBLE GLAZED ENTRANCE DOOR

Opening into :-

ENTRANCE LOBBY

Further door opening into :-

LOUNGE/DINER

LOUNGE AREA 20' 10" x 10' 9" (6.35m x 3.28m)

Radiator, TV point, doors into the lobby with stairs leading upto the first floor, under stairs storage cupboard, floor to ceiling window to the front aspect, sliding doors opening out into the rear garden, opening into :-

DINING AREA 16' 10" x 7' 11" (5.13m x 2.41m)

Formerly a garage. Radiator and windows to the front and side aspect, door to :-

CLOAKROOM

Suite comprising low level WC, hand wash basin with mixer tap, extractor, fitted storage cupboards.

KITCHEN 10' 7" x 7' (3.23m x 2.13m)

Fitted worktops with a tiled splashback, fitted storage units above and storage units and drawers below, stainless steel one and a half bowl sink unit with mixer tap and single drainer, space and plumbing available for both a washing machine and a slimline dishwasher, further space available for freestanding fridge/freezer and cooker, window to rear aspect, recently installed Vokera combi boiler.

FIRST FLOOR LANDING

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

BEDROOM 1 10' 7" x 10' 5" (3.23m x 3.18m)

Radiator, window to front aspect.

BEDROOM 2 13' 5" x 9' (4.09m x 2.74m)

Radiator, window to front aspect.

BEDROOM 3 10' x 9' (3.05m x 2.74m)

Radiator, window to rear aspect.

WET ROOM 7' x 5' 3" (2.13m x 1.6m)

Suite comprising corner hand wash basin with mixer tap, electric shower, part tiled walls, radiator, heated towel rail and obscured window to the rear aspect.

CLOAKROOM

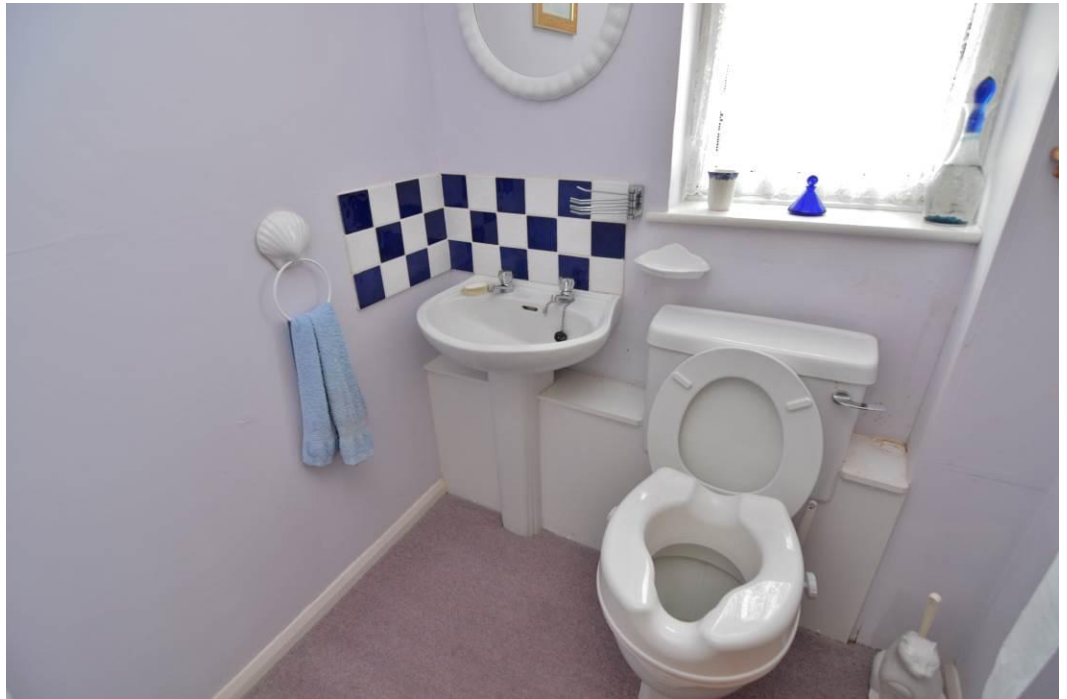
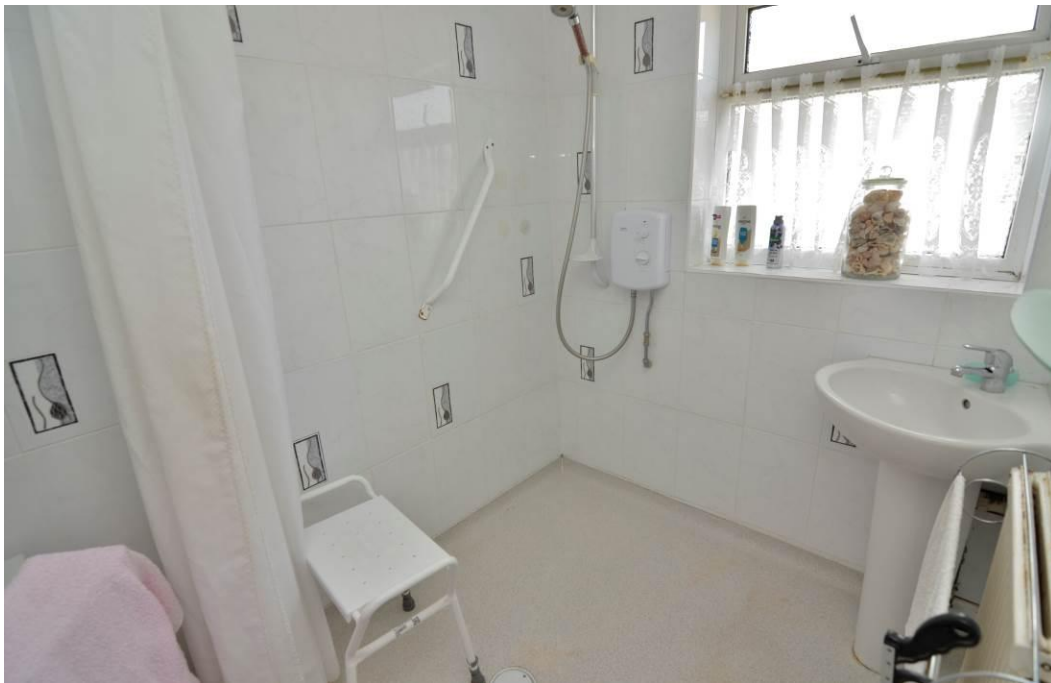
Suite comprising low level WC, hand wash basin with tiled splashback, obscured window to the rear aspect.

OUTSIDE

To the front of the property, it has been fully block paved to allow ample off road parking for numerous cars. The low maintenance rear garden is laid to patio with established shrub and plant borders, outside tap, storage shed, outside socket, summer house, rear access gate, enclosed by fencing to one side.

COUNCIL TAX

Band 'B'







Address: 35 Recreation Close, FELIXSTOWE, IP11 9BE
 RRN: 5834-5223-9400-0277-0222

Energy Rating

Most energy efficient - lower running costs



Not energy efficient - higher running costs

CURRENT

70

POTENTIAL

84

England & Wales

EU Directive
2002/91/EC



