



## 7 College Green, Felixstowe, IP11 7AP

**£795,000 FREEHOLD**

Built in 2000 to a high specification by the award winning developers Hopkins Homes, a rarely available three bedroom detached chalet style bungalow with 1657 sq.ft of accommodation set in an exclusive location with the grounds formerly belonging to Felixstowe's Ladies College.

In addition to the three bedrooms the property further benefits from ample off road parking, garage, two reception rooms, garden room and a utility room.

Additionally there is two en-suites, gas fired central heating, double glazed windows and an extremely pleasant and private rear garden which is enclosed to all aspects including to the rear aspect by a listed wall.

The accommodation in brief comprises; entrance hall, lounge, dining room, garden room, kitchen utility room, bedroom two with dressing area and en-suite shower room, bedroom three and a family bathroom. On the first floor is bedroom one with a dressing area and en-suite shower room.

College Green is an exceptionally popular residential location within easy walking distance of the seafront at Cobbolds Point and the Boutique Fludyers Hotel. The property is set approximately one mile from Felixstowe's main town centre with its range of shops and facilities and public transport links to Ipswich and beyond.

Being rarely available to the market, an internal inspection is advised to fully appreciate the accommodation on offer.

Entrance door opening into :-

**ENTRANCE HALLWAY 19' 10" x 8' 10" (6.05m x 2.69m)**

Stairs leading up to the first floor, two radiators, three storage cupboards, archway to :-

**INNER HALL 12' 11" x 5' 5" (3.94m x 1.65m)**

Radiator, windows and door to rear aspect.

**LOUNGE 19' 9" x 13' 3" (6.02m x 4.04m)**

Two radiators, window to the front aspect, TV point, feature flame effect gas burning stove set within Inglenook fireplace.

**DINING ROOM 10' 3" x 10' 2" (3.12m x 3.1m)**

Double doors opening from inner hallway, radiator, TV point, double doors opening into :-

**GARDEN ROOM 10' 10" x 10' 8" (3.3m x 3.25m)**

Double glazed windows and doors overlooking the rear garden, radiator, ceiling fan light.

**KITCHEN/BREAKFAST ROOM 14' 39" x 13' 2" (5.26m x 4.01m)**

Fitted worktops with a tiled splashback, fitted storage units above and matching storage units and drawers below, composite one and a half bowl sink unit with mixer tap and single drainer, integrated appliances such as a dishwasher and fridge, integrated oven with a four ring hob and cooker hood above, pantry cupboard, radiator, TV point, spotlights and under counter lighting, window to rear aspect and door to :-

**UTILITY ROOM 9' 7" x 9' 1" (2.92m x 2.77m)**

Fitted worktops with a tiled splashback, fitted storage units above and matching units below, space and plumbing available for both a washing machine and a tumble dryer, stainless steel circular sink unit with mixer tap and single drainer, further space available for under counter fridge and freezer, gas boiler, radiator, window and door to rear aspect and service door into garage.

**BEDROOM TWO 13' 61" x 11' 6" (5.51m x 3.51m)**

Radiator, window to front aspect, TV point, archway opening into :-

**DRESSING AREA**

Two built in wardrobes and door opening into :-

**EN-SUITE SHOWER ROOM 6' 3" x 5' 6" (1.91m x 1.68m)**

Suite comprising low level WC, hand wash basin, corner shower cubicle, part tiled walls, heated towel rail, extractor, obscured window to the side aspect.

**BEDROOM THREE 12' 3" x 8' 10" (3.73m x 2.69m)**

Radiator, window to rear aspect, TV point.

**BATHROOM 8' 6" x 5' 7" (2.59m x 1.7m)**

Suite comprising low level WC, hand wash basin, panel bath with mixer tap and shower head attachment and part tiled walls, radiator, extractor, two obscured windows to side aspect.

## FIRST FLOOR LANDING

Radiator, door opening into :-

## BEDROOM ONE 23' 2" max x 12' 4" (7.06m x 3.76m)

Windows to both side and rear aspect, two radiators, TV point, access to eaves storage, fitted wardrobes and a door to :-

## EN-SUITE SHOWER ROOM 11' 7" x 6' 8" (3.53m x 2.03m)

Suite comprising low level WC, hand wash basin, double width shower cubicle, radiator, extractor, obscured window to the rear aspect.

## OUTSIDE

To the front of the property is an open front garden, relatively low maintenance, mainly shingled with established shrub and plant border, driveway allowing ample off road parking and a patio pathway leading to the entrance door, outside lighting, side access gate.

The private rear garden is of south easterly aspect and is relatively low maintenance with various patio areas, decking area and a decorative shingle area with an established shrub and plant border. Endosed by fencing to one side boundary and walled to the remaining two, outside tap, outside lighting, large storage shed.

## GARAGE 13' 7" x 10' 2" (4.14m x 3.1m)

Up and over door, light and power connected.

## COUNCIL TAX

Band 'E'















