



39 Falcon Street, Felixstowe, IP11 9DR

£269,950 FREEHOLD

A charming and beautifully presented semi detached property built in 1885 of red brick construction beneath a pitched tiled roof.

The tastefully decorated and modernised accommodation briefly comprises entrance hall, lounge, separate dining room, kitchen, re-fitted shower room and three bedrooms.

Further benefits include UPVC sealed unit double glazed windows, gas fired central heating via radiators, an adjacent driveway with single garage and a good size cottage style rear garden.

The property is located in the village of Walton within easy reach of open countryside, regular bus services to Felixstowe and Ipswich, a useful parade of shops and is within less than one mile from the main town centre with a variety of both local and national high street stores available.

COMPOSITE COTTAGE STYLE DOUBLE GLAZED ENTRANCE DOOR

Opening to :-

ENTRANCE HALLWAY

Staircase leading to the first floor, door to :-

LOUNGE 13' 4" into bay reducing to 10'10" x 12' 6" (4.06m x 3.81m)

Open fireplace with gas living flame effect fire with timber surround and marble hearth, TV point, radiator, UPVC sealed unit double glazed bay window to the front aspect with fitted window seat.

DINING ROOM 12' 6" x 11' (3.81m x 3.35m)

Cast iron fireplace with tiled inset and timber surround, tiled hearth, built in dresser unit with glazed doors and double cupboard below, radiator, under stairs storage cupboard, arched recess, UPVC sealed unit double glazed window to the rear aspect, door to :-

KITCHEN 10' 2" x 6' 4" (3.1m x 1.93m)

Fitted with a comprehensive range of Farmhouse style units comprising base cupboards and drawers with solid wood block work surfaces over, ceramic butler sink with mixer tap, tiled splashbacks, matching eye level cupboards, plate rack and shelf, space and plumbing for automatic washing machine, built in stainless steel oven and matching gas four ring hob with stainless steel canopy style extractor hood over, engineered oak flooring, UPVC sealed unit double glazed window and door opening to the rear garden.

SHOWER ROOM

Re-fitted with a modern white suite comprising walk in shower with tiled surround and Mira shower unit, wash hand basin with vanity cupboards below, adjacent WC with concealed cistern, ceiling spotlights, Anthracite coloured heated towel rail/radiator, electric shaver point, UPVC sealed unit double glazed window to the side aspect, built in boiler cupboard housing wall mounted Viessman gas fired boiler.

FIRST FLOOR LANDING

Built in cupboard, door with access to a staircase leading to Bedroom three.

BEDROOM ONE 12' 6" x 10' 10" (3.81m x 3.3m)

Original cast iron fireplace surround, radiator, built in storage cupboard, UPVC sealed unit double glazed window to the front aspect.

BEDROOM TWO 12' 6" x 8' 2" (3.81m x 2.49m)

Radiator, UPVC sealed unit double glazed window to the rear aspect.

SECOND FLOOR

BEDROOM THREE 15' 4" x 11' 2" (4.67m x 3.4m)

Radiator, Velux window, UPVC sealed unit double glazed window to the side aspect.

OUTSIDE

To the front of the property there is a low maintenance block paved garden with picket fencing to the front boundary and adjacent block paved driveway enabling off street parking and providing access to garage.

To the rear of the property there is an attractive cottage style garden comprising block paved patio area with matching winding path, lawn with established flower, shrub and trees, further flagstone style patio, timber storage shed and brick built outhouse.

GARAGE 19' 10" x 7' 4" (6.05m x 2.24m)

Up and over door, power and light connected, personal door to the rear garden.

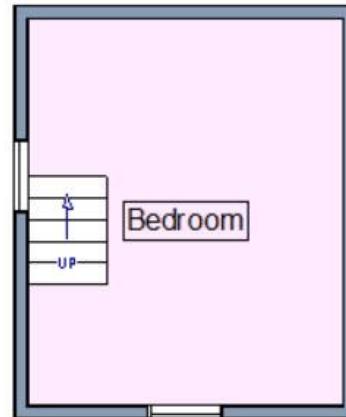
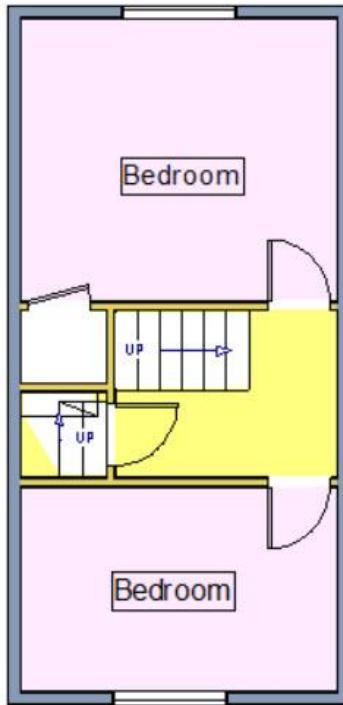
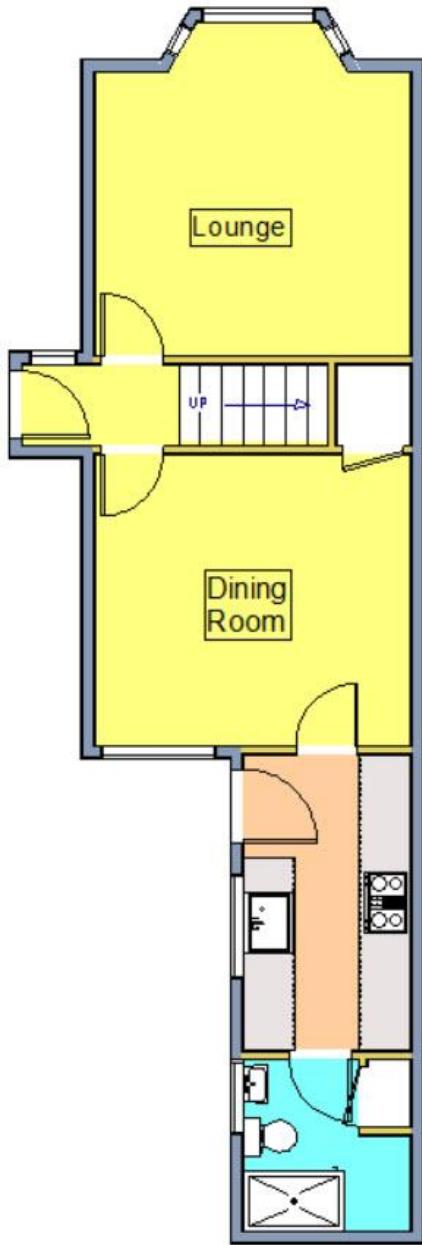
COUNCIL TAX

Band 'B'









Address: 39 Falcon Street, FELIXSTOWE, IP11 9DR
RRN: 0269-3058-8202-1466-6200

Energy Rating

Most energy efficient - lower running costs



CURRENT

57

POTENTIAL

76

England & Wales

EU Directive
2002/91/EC