



**28 Fleetwood Road, Felixstowe, IP11 7EQ**

**£535,000 Freehold**

An attractive and extended older style detached family house built in the 1920's of traditional brick construction with rendered upper elevations beneath a pitch tiled roof sold with the benefit of a **DOUBLE GARAGE.**

The accommodation briefly comprises, entrance porch, entrance hall, cloakroom, lounge, dining room, bedroom 5/family room, kitchen/breakfast room, 4 bedrooms, bathroom and double garage.

Further benefits include a pleasant enclosed rear garden, double glazed windows and gas fired central heating.

The property is conveniently situated a few minutes walk from the town centre, railway station, sea and promenade.

Stained glass leaded light entrance door opening to

**ENTRANCE PORCH** Glazed door opening to

**ENTRANCE HALL** Split level staircase leading to the first floor with two cupboards below, laminate wood plank effect flooring, radiator, leaded light double glazed window to the front aspect.

#### **CLOAKROOM**

Modern, refitted white suite comprising low level W.C., wash hand basin with mixer tap, fully tiled walls, tiled floor, underfloor heating, upvc sealed unit double glazed window to the side aspect.

#### **LOUNGE 17' 2" reducing to 15' x 11' 10" (5.23m x 3.61m)**

Feature fireplace, T.V. point, radiator, laminate wood plank effect flooring, upvc sealed unit double glazed bay window to the side aspect and upvc sealed unit double glazed window to the rear aspect.

#### **DINING ROOM 11' 8" x 10' 10" into bay reducing to 8'7" (3.56m x 3.3m)**

Range of built in cupboards, laminate wood plank effect flooring, upvc sealed unit double glazed bay window to the front aspect. Door leading to

#### **BEDROOM 5/FAMILY ROOM 11' 10" x 9' 4" (3.61m x 2.84m)**

Laminate wood plank effect flooring, radiator, upvc sealed unit double glazed window to the side aspect, upvc sealed unit double glazed French doors opening to patio in rear garden.

#### **KITCHEN/BREAKFAST ROOM 13' 10" x 10' 0" (4.22m x 3.05m)**

Fitted with a range of dark oak units comprising base cupboards and drawers with work surfaces over, inset stainless steel single drainer sink unit with mixer taps, tiled splash backs, matching eye level cupboards, space for a range cooker, stainless steel splashback and stainless steel extractor hood, peninsular breakfast bar, space and plumbing for automatic washing machine, space and plumbing for automatic dish washer, space for fridge/freezer, ceiling spotlights, upvc sealed unit double glazed windows to the side and rear aspect, upvc sealed unit double glazed door opening to the rear garden.

#### **LANDING**

Radiator, access to loft space with pull down loft ladder.

#### **BEDROOM 1 11' 10" x 11' 10" (3.61m x 3.61m)**

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

#### **BEDROOM 2 11' 10" x 10' 2" (3.61m x 3.1m)**

Radiator, built in wardrobes and adjacent storage cupboards, upvc sealed unit double glazed windows to the front and side aspect.

#### **BEDROOM 3 9' 6" x 9' 7" (2.9m x 2.92m)**

Radiator, upvc sealed unit double glazed windows to the front and side aspect.

#### **BEDROOM 4 10' 0" x 6' 10" (3.05m x 2.08m)**

Radiator, fitted wardrobe and eye level cupboards, upvc sealed unit double glazed window to the side aspect.



## BATHROOM

Modern white suite comprising tiled panel bath, low level W.C., wash hand basin with mixer tap, tiled shower cubicle with Mira Sport shower, glazed door, adjacent airing cupboard housing Baxi gas fired boiler, tiled flooring, underfloor heating, fully tiled walls, ceiling spotlights, radiator, heated towel rail, upvc sealed unit double glazed window to the side aspect.

## OUTSIDE

To the front of the property there is an attractive garden with raised well stocked flower beds and borders with brick pathways and brick wall to the front boundary.

Adjacent double width driveway enabling off street parking for two vehicles and access to a **DOUBLE GARAGE 22' x 16'**, with loft storage area, power and light connected, up and over door, double glazed personal door to the rear garden.

To the rear of the property there is an attractive "L" shaped garden, laid to lawn and interspersed with fruit trees, vegetable patch, raised sun terrace, separate patio area, exterior lighting, cold water tap, timber storage shed 7'10" x 4'10" bespoke shed/workshop 12' x 6'10" with work bench, further storage shed measuring 6'7" x 7'5", side passage with gate enabling access to the front garden.

## COUNCIL TAX BAND - E



















