



5 St. Georges Road, Felixstowe, IP11 9PL

£499,950 FREEHOLD

Offered for sale with no onward chain and located in Old Felixstowe, an extended double bay fronted detached house of traditional red brick cavity wall construction beneath a pitched tiled roof.

The accommodation briefly comprises entrance hall, cloakroom, lounge, dining room, kitchen, utility room, garden room, four bedrooms and first floor bathroom.

Further benefits include a driveway with off street parking for numerous vehicles, a west facing rear garden, gas fired central heating via radiators and UPVC sealed unit double glazed windows.

St Georges Road is generally considered as a popular residential location, a few minutes' walk from the sea and is in close proximity to a useful parade of shops in High Road East, in addition to being approximately one and a quarter miles from Felixstowe's main town centre.

SOLID OAK ENTRANCE DOOR

Opening to :-

SPACIOUS ENTRANCE HALL 15' 2" x 8' 2" (4.62m x 2.49m)

Staircase leading to the First Floor - cupboard below, tiled floor, radiator, picture rail.

CLOAKROOM

White suite comprising low level WC, wash hand basin, tiled floor, part tiled walls, UPVC sealed unit double glazed window to the side aspect.

LOUNGE 25' 7" reducing to 24'6" x 13' (7.8m x 3.96m)

Gas living flame effect fire, two radiators, TV point, UPVC sealed unit double glazed bay window to the front aspect and UPVC sealed unit double glazed window to the rear aspect. Glazed panel door opening to :-

DINING ROOM 13' 3" x 10' 6" (4.04m x 3.2m)

Two radiators, tiled floor, UPVC sealed unit double glazed window to the rear aspect.

KITCHEN 15' 10" x 12' maximum reducing to 7' 6" (4.83m x 2.29m)

Fitted with a range of modern white high gloss finished units with brushed stainless steel handles comprising base cupboards and drawers with work surfaces over, inset composite one and a half bowl single drainer sink unit, mixer tap, tiled splashbacks, matching eye level cupboards, integrated fridge and freezer, built in stainless steel double oven, electric ceramic four ring hob, stainless steel splashback and matching extractor hood, space and plumbing for automatic dishwasher, tiled floor, ceiling spotlight, radiator, UPVC sealed unit double glazed window to the front and side aspect, glazed double doors opening to :-

GARDEN ROOM 15' 4" x 12' 4" (4.67m x 3.76m)

Brick base, sealed unit double glazed windows and French doors opening to the rear garden, tiled floor, built in double door storage cupboard, UPVC sealed unit double glazed door opening to the rear garden.

UTILITY ROOM 8' 9" x 8' 6" (2.67m x 2.59m)

(accessed from the Dining Room and Entrance Hall)

Fitted worktop, stainless steel single drainer sink unit with cupboards below, tiled splashback, space and plumbing for automatic washing machine, further storage cupboards, tiled floor, wall mounted Ideal Classic gas fired boiler, UPVC sealed unit double glazed window to the side aspect.

FIRST FLOOR LANDING

Access to loft space, UPVC sealed unit double glazed window to the side aspect, built in double door airing cupboard with pre-insulated lagged hot water cylinder, pine slatted shelves.

BEDROOM 1 13' 3" x 10' (4.04m x 3.05m)

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

BEDROOM 2 13' 6" into bay reducing to 11'8" x 12'2" max reducing to 10' 3" to face of wardrobes (4.11m x 3.12m)

Range of fitted pine louvred door wardrobe cupboards, radiator, UPVC sealed unit double glazed bay window to the front aspect.

BEDROOM 3 11' 10" x 8' 10" (3.61m x 2.69m)

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

BEDROOM 4 8' 10" x 8' (2.69m x 2.44m)

Radiator, built in shelved storage cupboard, UPVC sealed unit double glazed window to the front aspect.

BATHROOM

Coloured suite comprising pine panelled bath with mixer tap and shower attachment, wash hand basin with pine louvred double door vanity cupboard below, tiled shower cubicle with mixer shower, laminate floor, chrome heated towel rail/radiator, electric shaver point, ceiling spotlights, UPVC sealed unit double glazed window to the side aspect.

SEPARATE WC

White low-level suite. part tiled walls, UPVC sealed unit double glazed window to the side aspect.

OUTSIDE

To the front of the property there is a pleasant and attractive garden, partly laid to lawn, with adjacent driveway enabling off street parking for three/four vehicles, side gate access leading to the rear garden. To the rear of the property there is an attractive west facing garden comprising extensive paved patio areas, lawn, pond with paved and rockery surround, well stocked flower and shrub borders, two timber storage sheds, summer house.

COUNCIL TAX

Band 'E'









