



64 Cobbold Road, Felixstowe, IP11 7BX

O I E O £360,000 FREEHOLD

Located in the heart of the Felixstowe town centre is this substantial double bay fronted six bedroom semi-detached Victorian family home.

In addition to the six bedrooms the property benefits from approximately 1905 sqft of accommodation, off road parking, low maintenance rear garden, en-suite shower room to bedroom one and two reception rooms.

The spacious accommodation is set over three floors and comprises entrance hall, with access to cellar, lounge, dining room, kitchen, breakfast room, utility room and cloakroom. On the first floor are three bedrooms with an en-suite to bedroom one and a family bathroom with separate cloakroom. On the third floor are three further bedrooms.

The property is a stones throw away from the town centre with a range of shops and amenities located on its doorstep.

A viewing is highly recommended to appreciate the versatile and spacious accommodation on offer.

PORCH WITH ENTRANCE DOOR

Opening into :-

ENTRANCE HALL

Radiator, stairs leading up to the first floor, steps down into the cellar, doors opening into :-

LOUNGE 16' into the bay x 12' 2" (4.88m x 3.71m)

Bay window to front aspect, picture rail, radiator, TV point, feature fireplace.

DINING ROOM 13' x 10' 2" (3.96m x 3.1m)

Currently being used as a ground floor bedroom, original feature fireplace, radiator, picture rail, window to rear aspect.

KITCHEN/BREAKFAST ROOM 19' 5" x 10' 6" (5.92m x 3.2m)

Fitted worktop and tiled splashbacks, storage units above and matching storage units and drawers below, stainless steel one and a half bowl sink unit with mixer tap and single drainer, space for an American style freestanding fridge/freezer, Lamona oven with a five ring gas hob and cooker hood above, spotlights, radiator, two windows to side aspect, and a door opening into :-

UTILITY ROOM 7' 2" x 5' 4" (2.18m x 1.63m)

Fitted worktops with storage units above and matching units and drawers below, space and plumbing available for washing machine and further space and plumbing available for tumble dryer, combi boiler, door to outside and door to :-

CLOAKROOM

Suite comprising low level WC, hand wash basin with mixer tap, radiator, window to rear aspect.

FIRST FLOOR LANDING

Radiator, access to loft space, stairs leading up to the second floor and doors to:

BEDROOM 1 16' 3" x 13'5" maximum reducing to x 11' 9" into the bay (4.95m x 3.58m)

Bay window and additional window to front aspect, radiator, picture rail, spotlights, door to :-

EN-SUITE SHOWER ROOM 9' 9" x 3' 11" (2.97m x 1.19m)

Suite comprising low level WC, hand wash basin with mixer tap, double width walk in shower, radiator, part tiled walls, extractor.

BEDROOM 2 15' 5" x 10' 7" (4.7m x 3.23m)

Radiator, original feature fireplace, picture rail, window to rear aspect.

BEDROOM 3 13' x 10' 2" (3.96m x 3.1m)

Radiator, original feature fireplace, window to rear aspect.

BATHROOM 6' 3" x 6' 2" (1.91m x 1.88m)

Suite comprising hand wash basin, panelled bath with mixer tap and shower head over, part tiled walls, radiator, obscured window to the side aspect.

SEPARATE CLOAKROOM

Low level WC, obscured window to side aspect.

SECOND FLOOR LANDING

Velux window, doors to :-

BEDROOM 4 12' 10" x 10' 3" (3.91m x 3.12m)

Radiator, window to side aspect.

BEDROOM 5 13' 5" x 7' 10" (4.09m x 2.39m)

Radiator, original feature fireplace, window to front aspect.

BEDROOM 6 10' 4" x 8' (3.15m x 2.44m)

Radiator, window to front aspect.

OUTSIDE

The front garden has been fully block paved to allow off road parking, side access gate.

The rear garden is low maintenance, enclosed by fencing and has been fully laid to patio with established plant border to one side, covered veranda.

COUNCIL TAX

Band 'C'







