



3 Thornley Road, Felixstowe, IP11 7LA

£775,000 FREEHOLD

Extending to approximately 2034 sq ft in size (189 sq m) featuring a newly fitted extended kitchen and located in one of Old Felixstowes most established select locations approximately 150 yards from the sea at Undercliff Road East, a spacious detached four bedroom double bay house on good size plot constructed in the 1920s of part rendered brick construction beneath a tiled roof

In addition to four double bedrooms, further accommodation consists of spacious hallway and landing, lounge, dining room, study, re fitted kitchen, garden room, cloakroom, refitted bathroom, and separate WC.

Externally a driveway enables off street parking for numerous vehicles leading to a good size garage, the large established enclosed rear garden has South Easterly aspect and also features a workshop (13ft x 10ft).

Heating is supplied in the form of gas fired central heating to radiators..

Thornley Road is a prime residential road in Old Felixstowe located a short distance away from Felixstowe seafront and promenade, close to the Fludyers boutique hotel, Felixstowe town centre is located under a mile away with the Golf Course with Felixstowe Ferry beyond a similar distance.

Being rarely available to the market an internal inspection is advised to appreciate the unique and spacious nature of the accommodation on offer.

OPEN STORM PORCH

With red quarry tile flooring and original entrance door with stained glass leaded windows opening into :-

ENTRANCE HALL 27' 2" x 6' 5" (8.28m x 1.96m)

Two radiators, Oak archway, stairs leading up to the first floor with Oak handrail, barley twist balustrades, picture rail, under stairs storage cupboard, doors to :-

CLOAKROOM

Suite comprising low level WC, hand wash basin, red Quarry tile flooring, obscured window to the rear aspect.

STUDY 13' 6" into the bay x 11' 11" (4.11m x 3.63m)

Bay window to the front aspect, radiator, original solid wood flooring, picture rail.

LOUNGE 17' 8" into the bay x 12' (5.38m x 3.66m)

Bay window to the front aspect, radiator, TV point, feature fire place, stained glass effect window to the side aspect, picture rail, double doors opening into :-

DINING ROOM 16' 5" x 11' 11" (5m x 3.63m)

Radiator, window to rear aspect, stained glass effect feature window to the side aspect, dado rail and picture rail.

KITCHEN 25' 4" x 11' 11" reducing to 8'9" (7.72m x 3.63m)

Newly refitted, a dual aspect room with windows to side aspect and French doors overlooking and opening onto the rear garden. The kitchen comprises solid oak fitted worktops with shaker style fitted units above and matching units and drawers below. Butler sink with mixer tap and single drainer. Space available for Rangemaster cooker, dishwasher and fridge/freezer.

GARDEN ROOM 22' x 10' (6.71m x 3.05m)

Brick built base construction with windows and doors overlooking the rear garden, tiled flooring.

FIRST FLOOR LANDING

Large stained glass leaded light window to the rear aspect, radiator, picture rail, access to loft space with pull down ladder, door to :-

BEDROOM 1 18' 5" reducing to 12 x 14' 11" (5.61m x 4.55m)

Formerly two rooms. Two radiators, two windows to front aspect, stained glass effect window to the side aspect, picture rail, hand wash basin, fitted wardrobes.

BEDROOM 2 15' 5" x 11' 11" (4.7m x 3.63m)

Radiator, window to rear aspect, stained glass effect window to side aspect, picture rail, hand wash basin, fitted wardrobes.

BEDROOM 3 12' 1" x 10' 7" plus door recess (3.68m x 3.23m)

Radiator, window to front aspect, picture rail, built in wardrobe.

BEDROOM 4 11' 11" x 9' 10" (3.63m x 3m)

Radiator, window to side aspect, picture rail, fitted wardrobe.

BATHROOM 8' 9" x 7' 10" (2.67m x 2.39m)

Re fitted suite comprising panelled bath, low level WC, was hand basin, heated towel rail / radiator, window to the side aspect, door opening into walk in linen room (8'10" x 6'7") housing hot water cylinder, shelving, window to the side aspect.

CLOAKROOM

Low level WC, obscured window to the side aspect.

OUTSIDE

To the front of the property there is a large driveway allowing off road parking, established plant and borders offering a degree of privacy from the road, enclosed by fencing, two side access gates.

The well-established and private rear garden is of south easterly aspect and is mainly laid to lawn, enclosed by fencing and has varies with established plant and shrub tree areas, greenhouse, patio area, vegetable patch and a service door into :-

WORKSHOP 13' 10" x 10' 5" (4.22m x 3.18m)

Light and power connected, windows to side and rear aspect. Door into :-

GARAGE 18' 7" x 10' 7" (5.66m x 3.23m)

Light and power connected, obscured windows to the side aspect, pitched roof and barn style double opening doors.

COUNCIL TAX

Band 'F'















