



## 3 Western Avenue, Felixstowe, IP11 9SB

**GUIDE PRICE £425,000 FREEHOLD**

A rare opportunity to purchase a sea view bungalow dating from the 1970s with considerable potential to extend if required (subject to necessary planning permissions) located within a few minutes walk from the promenade and beach in the highly regarded and sought after area of Old Felixstowe.

The accommodation briefly comprises entrance hall, dual aspect lounge, south facing double glazed conservatory/dining room/living space measuring approximately 30'8" in width with views of the sea and access to a raised decked sun terrace, kitchen also with some sea views, utility room/study/snug, two bedrooms (main bedroom formerly being two bedrooms) with walk in wardrobe and en-suite shower room in addition to a separate bathroom.

Further benefits include a sweeping in and out driveway with parking for numerous vehicles, secure side area with space to extend or for caravan/boat/motor home, south facing rear garden with sea views, UPVC sealed unit double glazed windows and gas fired central heating via radiators.

The property is situated in an established and highly sought after residential location a short distance from Felixstowe's 18 hole golf links, sea and promenade, a useful parade of shops within High Road East being approximately half a mile distant with a further variety of both local and national high street stores and facilities located in the main town centre shopping thoroughfare.

#### **UPVC SEALED UNIT DOUBLE GLAZED ENTRANCE DOOR**

Opening to :-

#### **ENTRANCE HALLWAY**

Ceiling spotlights, radiator, laminate wood plank effect flooring, built in cloaks cupboard, built in storage cupboard with shelving, built in airing cupboard with pre-insulated lagged hot water cylinder, pine slatted shelves, access to the loft space.

#### **LOUNGE 17' 2" x 11' 8" (5.23m x 3.56m)**

Fireplace surround with electric flame effect fire, TV point, two radiators, two wall light points, UPVC sealed unit double glazed window to the front aspect, door to the kitchen and UPVC sealed unit double glazed sliding patio doors opening to :-

#### **CONSERVATORY/DINING ROOM/LIVING SPACE 30' 6" x 9' 6" (9.3m x 2.9m)**

An extremely spacious light bright room with views of the sea and rear garden providing additional versatile living space to the property, tiled flooring, six wall light points, air conditioning unit, UPVC sealed unit double glazed windows to the rear and side aspect, UPVC sealed unit double glazed sliding patio doors opening out onto the rear raised decked terrace with sea views and UPVC sealed unit double glazed french doors to the side.

#### **KITCHEN 13' x 8' 10" (3.96m x 2.69m)**

Fitted with a range of Farmhouse style units comprising base cupboards and drawers with wood block effect work surfaces over, inset composite one and a half bowl sink unit with mixer tap, tiled splashbacks, matching eye level cupboards, built in Hotpoint stainless steel double oven, stainless steel gas four ring hob with concealed extractor hood over, wall mounted Baxi gas fired boiler, integrated dishwasher, integrated fridge and freezer, ceiling spotlights, UPVC sealed unit double glazed window to the side and rear aspect and UPVC sealed unit double glazed window to the side aspect, UPVC double glazed door and window to the rear aspect with views of the sea.

#### **UTILITY ROOM/STUDY/SNUG 12' 2" x 8' 7" (3.71m x 2.62m)**

Accessed via UPVC sealed unit double glazed french doors leading from the conservatory and having formerly been part of the garage, radiator, access to loft space, plumbing for automatic washing machine and vent for tumble dryer.

#### **BEDROOM ONE 17' 2" x 12' 6" reducing to 9' 10" (5.23m x 3m)**

(formerly two bedrooms and could be converted back if required) - Range of fitted bedroom furniture including wardrobes and chest of drawers, knee hole dressing table, bedside drawers, two radiators, wall light point, ceiling spotlights and ceiling rose, two radiators, two UPVC sealed unit double glazed windows to the side aspect, walk in wardrobe with shelving and hanging rails, ceiling spotlights. Door leading to:

**EN-SUITE SHOWER ROOM** White suite comprising low level WC, pedestal wash hand basin, tiled shower cubicle with glazed door and Triton shower unit, ceiling spotlights, extractor fan.

**BEDROOM TWO 10' x 7' (3.05m x 2.13m)**  
Radiator, UPVC sealed unit double glazed window to the front aspect.

**BATHROOM**  
White suite comprising panelled bath with mixer tap and shower attachment, Triton shower unit over, glazed shower screen, pedestal wash hand basin, low level WC, ceiling spotlights, radiator and separate heated towel rail, two UPVC sealed unit double glazed windows to the side aspect.

**OUTSIDE**  
The property occupies a wide plot and is accessed via a sweeping in and out block paved driveway with parking for numerous vehicles, flower beds, brick wall to the front boundary, access to :-

**GARAGE/STORE 8' 6" x 5' 2" (2.59m x 1.57m)**  
Having been divided to provide additional living accommodation within the bungalow accessed from the conservatory, up and over door, two lights, gas and electric meters and consumer box.

To the right hand side of the bungalow there is further dividing brick wall with double gates opening to an enclosed paved garden area measuring approximately 39' in depth x 27'8" in width maximum providing space for either boats/motor home/caravan or to extend the current property subject to necessary planning consent.

**TIMBER WORKSHOP 22' 8" x 6' 10" (6.91m x 2.08m)**  
Strip lighting and power connected, double doors to the front and personal door opening to the rear.

**REAR GARDEN**  
To the rear of the property there is an attractive south facing garden with views of the sea comprising extensive raised timber decked sun terrace with steps leading down to the garden with further paved patio, lawn, flower and shrub borders, timber fencing to the boundary, two lantern style lights.

**COUNCIL TAX**  
Band 'D'



















