



**3 Ennerdale Close, Felixstowe, IP11 9SS**

**£330,000 FREEHOLD**

**Situated in a quiet cul-de-sac in a popular Old Felixstowe residential location is this modern three bedroom semi-detached family home.**

In addition to the three bedrooms the property benefits from off road parking, garage, modern kitchen, modern bathroom and an east facing rear garden.

The accommodation in brief comprises entrance hall, cloakroom, lounge/dining room, kitchen, upstairs are three good size bedrooms and a family bathroom. Heating is supplied in the form of gas fired central heating to radiators and windows are of double glazed construction.

Ennerdale Close is a quiet cul-de-sac located within close proximity to Kingsfleet Primary School and within a short distance of the sea, promenade and a useful parade of shops in High Road East. Felixstowe Town centre is approximately one and a quarter mile away.

A viewing is highly recommended to appreciate the modern accommodation on offer.

#### **UPVC ENTRANCE DOOR**

Opening into :-

#### **ENTRANCE HALLWAY**

With stairs leading up to the first floor, radiator, doors to :-

#### **CLOAKROOM**

Suite comprising low level WC, wash hand basin, radiator, obscured window to side aspect.

#### **LOUNGE/DINING ROOM 21' 10" x 13'7" max reducing to 10' 4" (6.65m x 3.15m)**

Two radiators, window to front aspect, patio doors to rear aspect, TV point, part panelled walls and door to :-

#### **KITCHEN 10' 10" x 8' (3.3m x 2.44m)**

Modern re-fitted kitchen comprising fitted worktops with matching upstand and tiled splashback, ceramic one and a half bowl sink unit with mixer tap and single drainer, space and plumbing available for both a dishwasher and a washing machine and further space available for freestanding fridge/freezer, integrated eye level double oven and four ring electric hob with extractor above, window to rear aspect and door to outside.

#### **FIRST FLOOR LANDING**

Part panelled walls, access to the loft space, airing cupboard housing emersion heater, further storage cupboard and doors to :-

#### **BEDROOM ONE 11' 6" x 10' 6" (3.51m x 3.2m)**

Part panelled walls, radiator, window to front aspect.

#### **BEDROOM TWO 10' 6" x 10' 2" (3.2m x 3.1m)**

Radiator, window to rear aspect, built in single wardrobe.

#### **BEDROOM THREE 11' 4" x 7' 8" (3.45m x 2.34m)**

Radiator, window to front aspect, built in above stairs storage cupboard.

#### **BATHROOM 8' 8" x 7' (2.64m x 2.13m)**

Modern re-fitted suite comprising WC with hidden cistern, wash hand basin with mixer tap and storage cupboards below, panelled bath with mixer tap and twin shower head over, fitted shower screen, part tiled walls, obscured window to rear aspect.

## OUTSIDE

To the front of the property there is a driveway enabling off street parking for one vehicle, the remainder of the garden is open and laid to lawn with a pathway leading to the entrance door. The rear garden is of easterly aspect, enclosed by fencing, mainly laid to lawn with a raised shrub and plant border to the sides, decking area, outside tap and a timber constructed summer house with power connected, side access gate.

## GARAGE 16' x 7' 8" (4.88m x 2.34m)

Up and over door with light and power connected.

## COUNCIL TAX

Band 'C'







