



Guide price £380,000
Upperfield Drive , Old Felixstowe



3

Bedrooms



1

Bathroom

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS |
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Viewing recommended. No onward chain involved. Three bedrooms.
Link Detached bungalow. Sought after location. Driveway and garage.

Nestled towards the quiet cul-de-sac end of Upperfield Drive is this charming and spacious three bedroom bungalow. Situated in Old Felixstowe, only a short walk from the town centre and railway station, with open countryside and several popular country walks nearby. The property benefits from a long driveway with ample parking for several vehicles. The back garden overlooks fields and open countryside for as far as the eye can see. Inside there is a large lounge, a generous sized kitchen and three bedrooms, one with en-suite facilities. The garage has an electric roller door and there is a workshop behind as well as further storage space. The property must be seen to truly appreciate all that it has to offer.

Entrance porch 1.33m x 0.90m (4' 4" x 2' 11")

UPVC Fully glazed front entrance door. Leading into porch is wooden framed aluminium double glazed doors to entrance hallway.

Entrance hallway 3.04m x 1.65m (10' x 5' 5")

Cupboard housing electric consumer unit with lighting and shelves. Carpet, coving to ceiling and doors to:

Living room 7.39m x 4.55m narrowing to 3.79m (24' 3" x 14' 11" narrowing to 12' 4")

Window to front aspect, feature fireplace, alcove with built-in cupboard, coving to ceiling, two radiators, carpet and separate door to the kitchen.

Kitchen 4.25m x 3.64m (13' 11" x 11' 11")

Wood affect worktops with shaker style floor, level cupboards and drawers, eyelevel cupboards, built-in Hotpoint hob, built-in Hotpoint oven, Hotpoint stainless steel extractor, space for washing machine, space for microwave and space for fridge-freezer. Also included is a radiator, inset spotlights, vinyl flooring, inset one and a half bowl stainless steel sink with mixer tap, overglass splashback behind hob and behind sink, Window to side aspect and door to side aspect.

Inner hallway 3.20m x 1.20m x 3.0m x 1.2m L shaped (10' 6" x 3' 11" x 9' 8" x 3' 9" L shaped)

Radiator and two built-in cupboards, one of which has shelves on a radiator (airing cupboard), coving to ceiling, carpet and doors to:

Ensuite bedroom 3.07m x 3.02m (10' 1" x 9' 11")

Window to rear aspect overlooking open countryside, radiator, coving to ceiling, carpet and door to:

Ensuite cloakroom 1.83m x 0.79m (6' x 2' 7")

Window to side aspect, wash basin with vanity unit underneath, WC, radiator, extractor fan, partially tiled walls and vinyl flooring.

Bedroom two 4.23m x 3.94m (13' 11" x 12' 11")

UPVC double glazed french doors to rear overlooking the garden and open countryside. Radiator, coving to ceiling and carpets.

Bedroom three 3.11m x 2.27m (10' 2" x 7' 5")

Window to side aspect, radiator, carpet and partially glazed wooden door.

Family bathroom 2.13m x 1.79m (7' x 5' 10")

Window to side aspect, radiator, coving to ceiling, large walk-in corner shower with mixer tap and riser wash basin, WC, partially tiled walls, waterproof panelling in shower enclosure and vinyl flooring.

Loft 14.50m x 2.21m (47' 7" x 7' 3") boarded area with additional eaves space which has been fully insulated

Internal apex height (roughly 2 metres). The loft has been partially boarded at the centre leading to the Worcester Combi boiler, ceiling lights, eaves areas, double layer insulation and extending loft ladder.

Garage 5.41m x 2.74m (17' 9" x 9')

Link attached garage with electric roller door, concrete floor, power and lighting, window and door to rear workshop, loft hatch, and gas meter.

Workshop *2.58m x 2.78m (8' 6" x 9' 1")*

Concrete floor, exposed ceiling rafters, window and door to side aspect, lighting and power.

Tool shed/storage shed *2.80m x 0.86m (9' 2" x 2' 10")*

Continuance of garage/workshop with access externally from garden via wooden door.

Back garden *9.75m x 12.19m (32' x 40')*

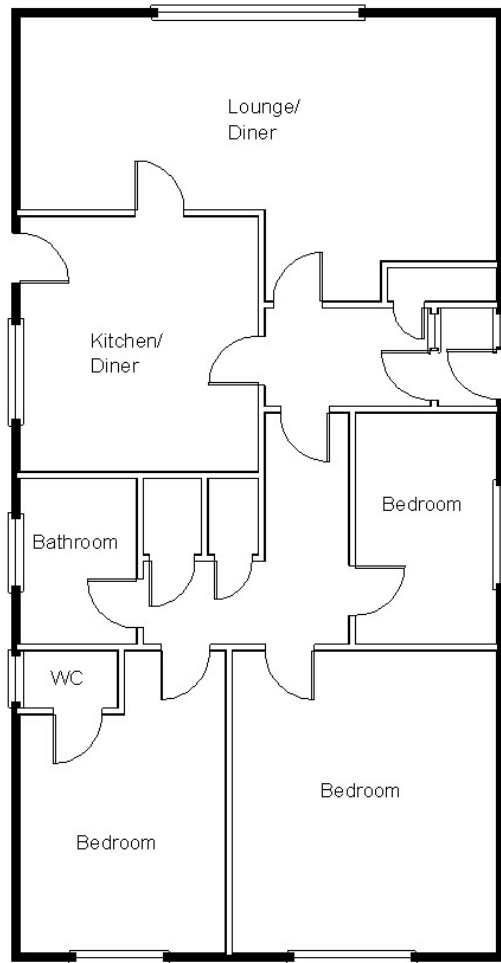
Northwest facing garden which benefits from views across open countryside for as far as the horizon, access through the workshop or directly from the house. From the side gate at the front, there is a paved patio area leading to the greenhouse. The garden has been planted with a variety of decorative trees, shrubs and flowering plants. Main area has slight chippings and the garden is not overlooked.


Front garden and driveway *16.00m x 2.90m (52' 6" x 9' 6")*

Long driveway leading from dropped curb to garage. Front garden is partially paved, with several planting areas with a variety of flowering shrubs and flowers.

Additional information

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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