



£390,000

Langer Road, Felixstowe, IP11



3

Bedrooms



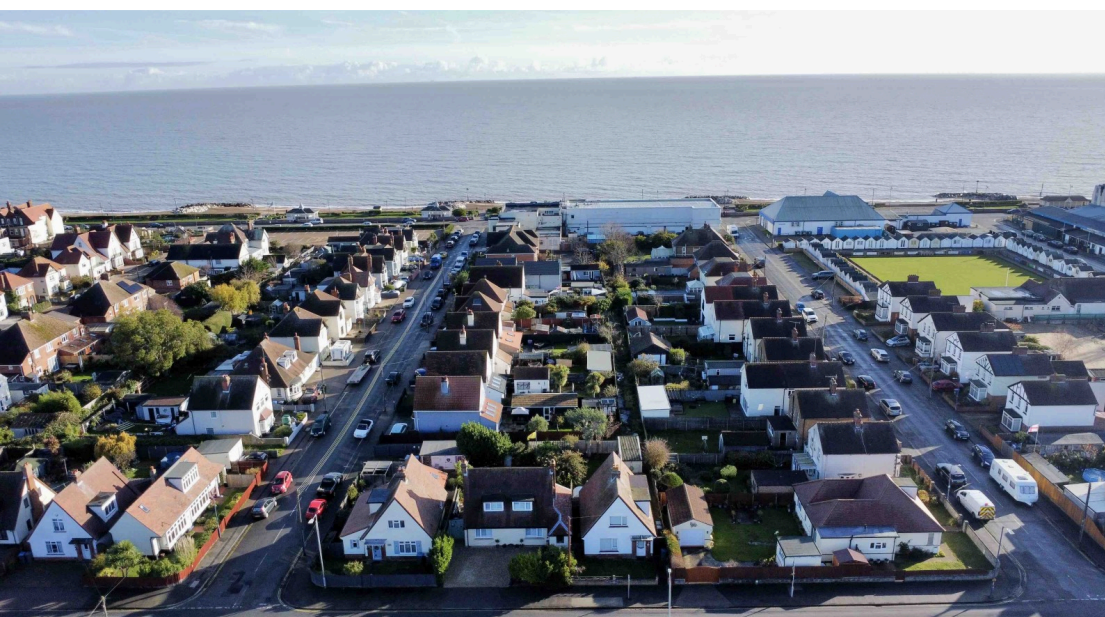
2

Bathrooms

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Wainwrights are pleased to present Myrtle Cottage, a beautifully presented and deceptively spacious home positioned on Langer Road in Felixstowe, ideally located just a short distance from the seafront, town centre and offered with no onward chain. Set back from the road, the property offers excellent kerb appeal with generous driveway parking and a private south-facing rear garden. Inside, the accommodation has been thoughtfully modernised throughout, providing versatile living space including a large living room, contemporary kitchen, ground-floor shower room, utility area, and an additional reception/third bedroom. Upstairs offers two further well-proportioned bedrooms and a stylish family bathroom. With a detached garage, additional parking at the rear, and easy access to local amenities, transport links, and the promenade, Myrtle Cottage makes an ideal coastal home.

**Front of Property** 7.00m x 12.00m (23' x 39' 4")

Set back from the road, the property benefits from a dropped kerb leading onto an extensive gravelled driveway providing off-road parking for approximately 3–4 vehicles and power for an electric vehicle and an additional power point for lights. The gravel is laid over stabilising grids for a neat and secure finish. Attractive planted borders with mature shrubs and an established Myrtle, line the front boundary. A pathway leads to the side gate, offering access to the rear garden.

**Entrance hallway** 4.07m x 1.44m (13' 4" x 4' 9")

A partially glazed composite entrance door with decorative leaded double-glazed panel opens into a bright hallway featuring a full-aspect opaque double-glazed window. The hallway enjoys porcelain tiled flooring with underfloor heating, matching skirtings, a feature chandelier, and a wall-mounted Honeywell heating controller. Wide open access leads to the living room, with a further door to the boot room/utility area.

**Utility room** 3.70m x 1.44m (12' 2" x 4' 9")

Fitted with a grey marble-effect worktop incorporating a single stainless-steel sink with mixer tap. Includes part-tiled walls, under-counter storage cupboards, plumbing for a washing machine, a water softener, and additional open wall-mounted shelving and hanging space. Porcelain tiled flooring with underfloor heating continues through from the hallway. A fully glazed UPVC door opens to the rear garden.

**Living room** 6.20m x 3.63m (20' 4" x 11' 11")

A spacious dual-aspect reception room featuring fully glazed French doors opening to the rear garden. Porcelain tiled flooring with underfloor heating continues throughout. A feature fireplace houses a built-in log burner with wooden mantle surround and black slate tiled hearth. The room includes multiple power points, including those with integrated lighting controls. A UPVC double-glazed front window with bespoke blinds provides additional natural light. Doorways lead to the internal hallway and to the kitchen.

**Kitchen** 4.66m x 3.41m (15' 3" x 11' 2")

A well-appointed kitchen with decorative tiled flooring and underfloor heating. Includes UPVC double-glazed windows to the rear and side aspects, along with a fully glazed UPVC rear door. Under-stairs cupboard houses the underfloor heating controls. The kitchen features solid wood worktops with inset stainless steel sink and mixer tap offering instant boiling water functionality. Matching solid wood upstands and windowsill. Additional breakfast-bar area with inset four-burner ceramic hob and designer hanging light above. Integrated appliances include a Hotpoint dishwasher and double Neff oven, with space for a tall fridge and tall freezer. Shaker-style wall, base, and tall units provide ample storage. Chrome design sockets and switches include additional USB charging points. Door to:

**Ground floor shower room** 1.61m x 1.92m (5' 3" x 6' 4")

Comprising a walk-in shower with non-slip slate shower tray and glass panel, WC and hand-basin set within integrated vanity units, an opaque UPVC double-glazed side window, decorative tiled flooring with underfloor heating, spotlights to ceiling , and an extractor fan.

**Internal hallway**

Ceramic tiled flooring with underfloor heating and matching skirtings continues from the living room. Stairs rising to first floor and door leading to:

**Dining room/Bedroom three** 3.63m x 2.56m (11' 11" x 8' 5") *into alcove*

A versatile room suitable for use as a dining room, guest room, or home office. Includes a UPVC double-glazed front window with bespoke shutters, additional UPVC side window, and tiled flooring.

**Master bedroom** 4.41m x 3.65m (14' 6" x 12' ) *into alcove*

A generous double bedroom featuring UPVC double-glazed windows with bespoke shutters to the front and an additional rear-aspect window. Includes stripped wooden flooring, a traditional-style radiator, and both front and rear eaves storage.

**Top landing**

UPVC double-glazed rear windows, access to eaves storage, and doors to remaining bedrooms and bathroom.

**Bedroom two** *3.68m x 3.15m (12' 1" x 10' 4") into alcove and a longest and widest*

A bright double bedroom with UPVC double-glazed front window and bespoke shutters. Features a traditional radiator, stripped and painted floorboards, ceiling feature light, and built-in storage.

**Bathroom** *2.71m x 2.01m (8' 11" x 6' 7") at widest*

A stylish bathroom with UPVC double-glazed opaque window to side aspect. Features include a roll-top bath with claw-style legs and brass shower mixer attachment, chrome towel incorporating a traditional radiator, designer hand wash basin mounted on chrome feature legs, WC, inset ceiling spotlights, sloped ceiling, and grey wood-effect tiled floor.

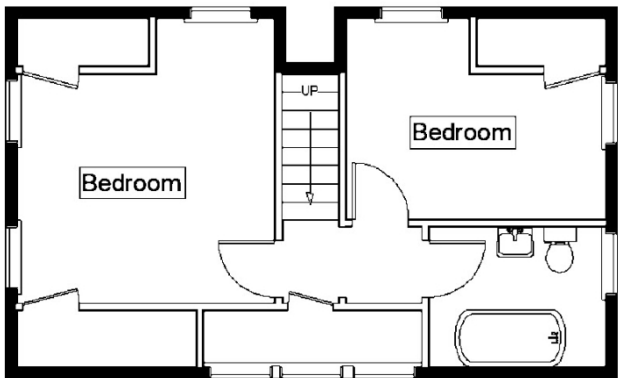
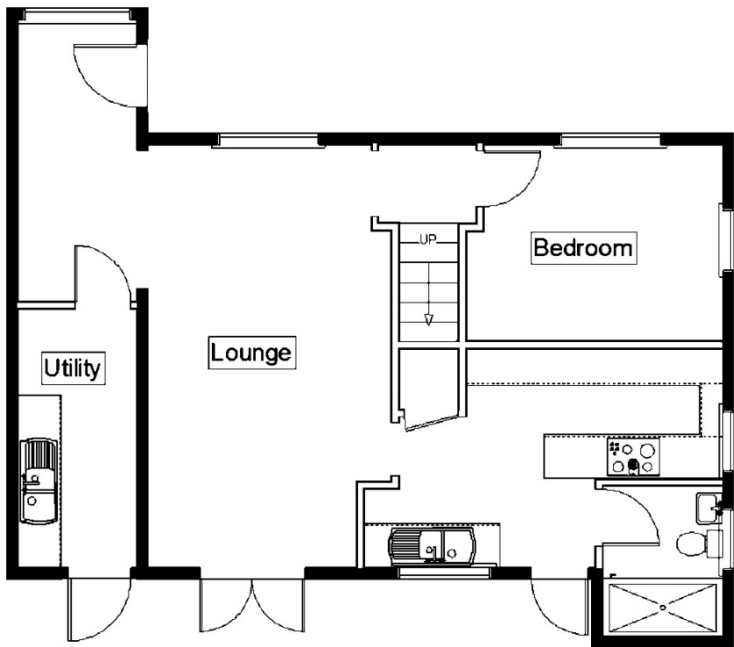
**Back garden** *10.00m x 12.00m (32' 10" x 39' 4")*

A sunny, south-facing, private rear garden that is not overlooked. The area closest to the house features a raised wooden decking terrace with an external water tap and ample space for outdoor seating as well as an electric powerpoint. A pathway leads from the decking to the rear of the garden which includes gravel sections, a lawned area, raised planting area and multiple planted borders containing mature shrubs, trees, and flowers. There is a rear gate providing access to a private passageway offering additional parking. A garage—equipped with lighting and electrics—is located at the rear of the garden. A side passageway with concrete path leads to the front, enclosed with wooden panelling and gate.


#### **Additional Information**

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: 63 Langer Road, IP11

