

Foxhall



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Links Avenue

Old Felixstowe, IP11 9HD

Offers in excess of £700,000



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Summary Continued

The accommodation comprises five double bedrooms, three with en-suite facilities and family bathroom to the first floor. To the ground floor is a large reception hall 19'1 x 12', cloakroom, lounge to the rear with fitted book shelving, and gas stove approx. 23'5 x 15'10, separate dining room 13'8 x 8'10 with a door to the garage and a superb recently re-fitted kitchen / breakfast 25'5 x 11'10 with access to the utility room 9'11 x 8'3.

Front Garden

To the front of the property there is an established garden area with mature shrubs and hedging. There is a sweeping in and out drive with parking for several cars, to either side of the property there are two secure walkways with timber shed and secure gates leading into the rear garden.

Obscure double glazed entrance door to.

Reception Hallway

19'1" x 12'0" (5.83 x 3.68)

With stairs off, two radiators, downlighters, Karndean flooring and doors to.

Cloakroom

4'10" x 4'11" (1.48 x 1.50)

Low level W.C., radiator, pedestal wash hand basin, obscure double glazed window to side.

Lounge

23'5" x 15'10" (7.14 x 4.83)

Two radiators, brick fireplace with stove, fitted book cases with cupboards beneath, double glazed patio doors overlooking the superb well landscaped south facing rear garden.

Dining Room

8'10" x 13'8" (2.69m x 4.17m)

Double glazed window to front, radiator, downlighters, built in storage cupboard, door to garage.

Study

12'8" x 9'6" (3.86m x 2.90m)

Double glazed bay window to front with fitted shelving within the bay, further shelving within the study, radiator.

Kitchen / Breakfast Room

25'5" x 11'10" (7.75m x 3.61m)

Re-fitted in 2022 comprising a 1 1/4 bowl single drainer sink with mixer tap, cupboards under, excellent range of granite worksurfaces with drawers and cupboards under, wall mounted cupboards over, upright housing AEG double oven, induction hob to the side with extractor over, upright housing fridge freezer, integrated dishwasher, radiator, double glazed window to rear, double glazed door to outside, door to.

Utility Room

8'3" x 9'11" (2.53 x 3.04)

Single bowl sink with mixer, cupboard and appliance space under, further roll top worksurface with drawers and cupboards under, wall mounted boiler, obscure double glazed window to the side, door back to the entrance hall, obscure double glazed door to outside.

First Floor Landing

Double glazed window to front, radiator, access to loft, doors to.

Bedroom One

14'10" x 12'1" (4.53 x 3.69)

Double glazed window to rear, radiator, fitted floor to ceiling wall length wardrobes, door to.

En-Suite Shower Room

6'3" x 8'9" (1.91 x 2.69)

Shower, low level W.C., pedestal wash hand basin with mixer, heated towel rail, obscure double glazed window to side, painted floorboards, built in airing cupboard with a good area of shelving.

Bedroom Two

12'11" x 14'7" (3.94 x 4.45)

Double glazed window to front, vaulted ceiling, radiator, fitted wardrobes with central drawers, door to.

En-Suite Shower Room

4'9" x 14'4" (1.45 x 4.39)

Larger than average shower, low level W.C., pedestal wash hand basin, shaver point, radiator, obscure double glazed window to side, double glazed skylight, extractor fan and downlighters.

Bedroom Three

11'5" x 15'10" (3.50 x 4.83)

Double glazed window to rear, built in wardrobes, two radiators, fitted wardrobes with cupboards over the bed area.

Bedroom Four

10'8" x 12'0" (3.26 x 3.66)

Double glazed window to rear, radiator, built in wardrobe.

Bedroom Five

11'9" x 9'7" (3.59 x 2.94)

Double glazed window to front, radiator, built in wardrobe with fitted drawers, sliding doors to.

En-Suite Shower Room

6'3" x 8'9" (1.91 x 2.69)

Shower, pedestal wash hand basin, low level W.C., borrowed light windows, radiator, shaver point.

Family Bathroom

8'5" x 8'0" (2.59 x 2.45)

Panel bath, mixer tap, pedestal wash hand basin, mixer, low level, W.C., radiator, obscure double glazed window to side, painted floorboards.

Garage

15'4 x 9'2 (4.67m x 2.79m)

Up and over door, window to side (not double glazed), power and light, personal door to the dining room.

Rear Garden

55' x 37' (16.76m x 11.28m)

Enclosed by timber fencing to all boundaries. The garden itself is south facing and very well landscaped comprising of a large paved patio immediately behind the property ideal for entertaining with a further patio to the rear of the garden, the remainder of the garden is mainly laid to lawn with very well stocked flower and shrub borders and established trees.

Local Area

Felixstowe lies on the popular east coast and is fast becoming an exceedingly sought after coastal location with its easy access to the A14 / A12. The town is well served by an abundance of shopping facilities, schools, coffee shops, some superb restaurants and a railway

station providing a link to Ipswich and London Liverpool Street beyond.

The sea front has a four mile promenade and there is a superb 18 hole and 9 hole link style golf course along with excellent sailing facilities of the river Deben.

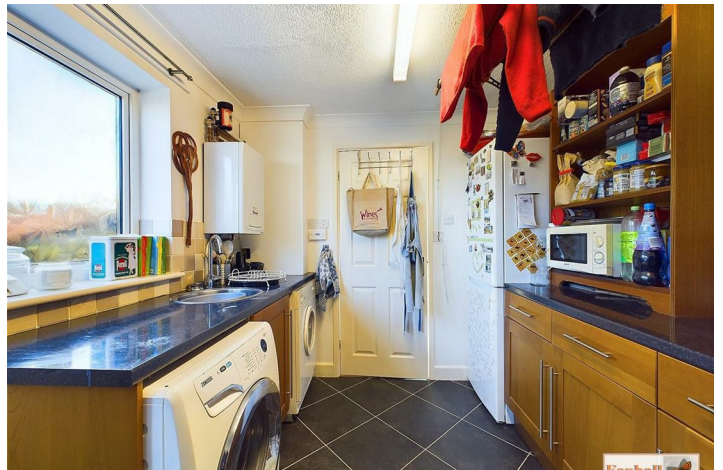
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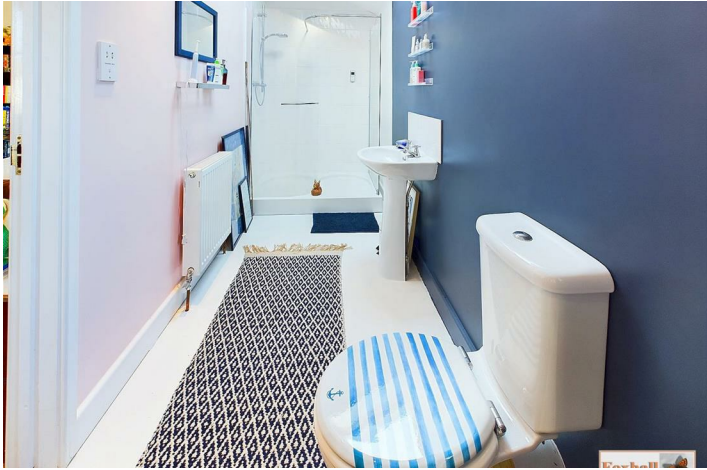
Tenure - Freehold

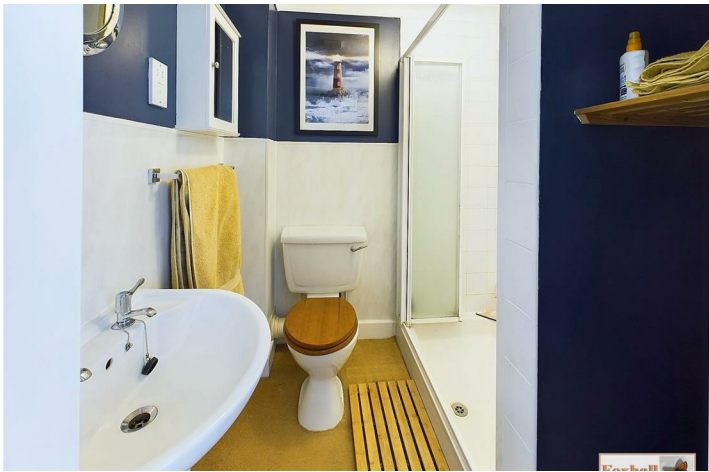
Council Tax Band - F

The seller has advised super fast fibre broadband generation 6 has recently been installed.











Road Map



Hybrid Map



Terrain Map



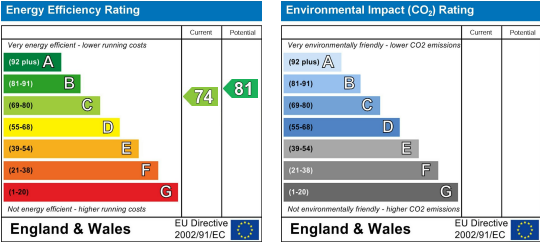
Floor Plan



Viewing

Please contact us on 01473 721133 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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