

# Foxhall



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## Quilter Road

Old Felixstowe, Felixstowe, IP11 7JL

Asking price £395,000





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SUBSTANTIAL FAMILY STYLE FOUR BEDROOM SEMI DETACHED HOUSE WITH ACCOMMODATION OVER THREE LEVELS - NO ONWARD CHAIN - EXCELLENT LOCATION WITHIN CLOSE PROXIMITY OF THE TOWN CENTRE, THE SEAFRONT AND ALLENBY PARK - EASTERLY FACING REAR GARDEN WITH OUTBUILDING 18' X 13'2" - ATTRACTIVE FIREPLACES AND FEATURES - LOUNGE 15' INTO BAY X 12', DINING 12'8" X 9'11" - KITCHEN 13'5" (MAX) X 10'1", UTILITY ROOM 10' X 7'5" - DOWNSTAIRS CLOAKROOM W.C - FIRST FLOOR FOUR PIECE BATHROOM SUITE AND ADDITIONAL CLOAKROOM W.C. - GAS HEATING BY RADIATORS.

**\*\* Foxhall Estate Agents\*\*** are delighted to offer for sale this substantial, four bedroom, double bay, semi-detached house situated in a highly favoured location within five minutes walking distance of Felixstowe town centre, which is well served by an excellent mix of independent and high street stores, along with wine bars and restaurants. The seafront is within a five minute walk and Allenby Park is within two minutes walk.

Felixstowe also benefits from an excellent range of clubs, public houses, restaurants and amenities to include the cricket club, tennis club, which is literally just around the corner, football club and sailing club.

The property is being sold with no onward chain and benefits from an easterly facing rear garden with an outbuilding 18' x 13'2", attractive fireplaces and features and gas heating via radiators. The accommodation comprises entrance hall, lounge diner, lounge area 15' x 12', dining area 12'8" x 9'11", kitchen 13'5"(max) x 10'1", utility room 10 x 7'5" and a ground floor cloakroom W.C.

On the first floor there are two excellent size bedrooms, bedroom one 16' x 14'7" into bay, bedroom two 12' x 9'11", a four piece bathroom suite 10'1" x 7'8" and an additional cloakroom W.C. To the second floor are two further bedrooms, bedroom three 15'11" (max) x 11'10" and bedroom four 12'6" x 9'11"

## Front Garden

Neat and easy to maintain style front garden, gated side access leading around to rear garden.

## Entrance Hall

Entrance door to entrance hall, with radiator, coved ceiling, stairs to first floor, door to lounge diner, and glass panel door to kitchen.

## Lounge/Diner

15' (into bay) x 12' (4.57m (into bay) x 3.66m)

Attractive gas fire with surround (working), radiator, sash bay window to front, coved ceiling.

## Dining Area

12'8 x 9'11" (3.86m x 3.02m)

Sash window to rear, attractive fire surround with patterned tiles backing, radiator, coved ceiling, ceiling rose.

## Kitchen

13'5" (max) x 10'1" (4.09m (max) x 3.07m)

Comprising; single drainer stainless steel sink with mixer tap, cupboards under, roll top work surfaces with cupboards under, upright storage with appliance space under, wall mounted cupboards, two sash windows to the side, Valiant wall mounted boiler, quarry tiled flooring, radiator, door to utility room.

## Utility Room

10' x 7'5" (3.05m x 2.26m)

Comprising; single drainer stainless steel sink unit cupboard and appliance space under, wall mounted

cupboards over, sash window to side, door to outside, access to loft, coved ceiling, radiator, quarry tiled flooring and door to downstairs cloakroom W.C.

### Downstairs Cloakroom W.C

Low-level W.C., corner wash hand basin, quarry tiled flooring and window to side.

### First Floor Landing

#### Bedroom One

16' x 14'7" into bay (4.88m x 4.45m into bay)

Large bedroom with bay window to front, with additional window to the front, fire surround with patterned tiles surround, two radiators, floor to ceiling fitted wardrobes with sliding doors.

#### Bedroom Two

12' x 9'11" (3.66m x 3.02m)

Fire surround, radiator, sash window to rear.

#### Cloak Room W.C

5' x 4'3" (1.52m x 1.30m)

Low-level W.C. pedestal wash hand basin, sash window to side, radiator and a fitted cupboard.

#### Bathroom

10'12 x 7'8" (3.05m x 2.34m)

Jacuzzi style bath, low level W.C., pedestal wash hand basin, independent cubicle with shower, Victorian style fireplace, heated towel rail, second access to loft, sash window to side.

### Second Floor Landing

Third access to loft.

#### Bedroom Three

15'11"(max) x 11'10" (4.85m(max) x 3.61m)

With sloping ceiling, sash window to front affording an excellent view of the surrounding area, Victorian fireplace and a radiator.

#### Bedroom Four

12' 6" x 9'11" (3.66m 1.83m x 3.02m)

Sloping ceiling, sash window to rear with excellent view over surrounding area, radiator and a Victorian fireplace.

#### Rear Garden

Mainly laid to lawn with a crazy paved patio area. The garden itself is enclosed by timber fencing with established shrubs and access to a large workshop at the rear of the property approx 18' x 10'2".

#### Workshop

18' x 13'2" (5.49m x 4.01m)

#### Agents Notes

Tenure- Freehold

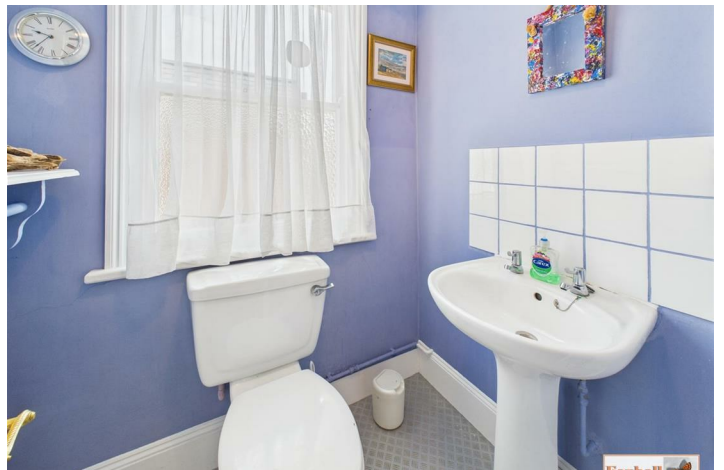
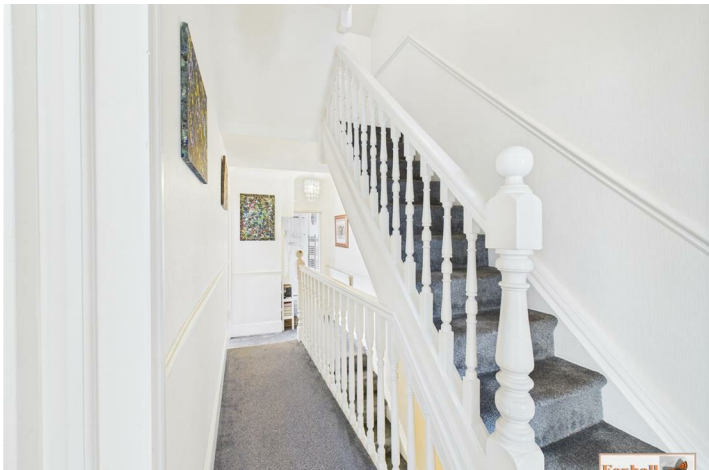
Council Tax Band -D

















Road Map



Hybrid Map



Terrain Map



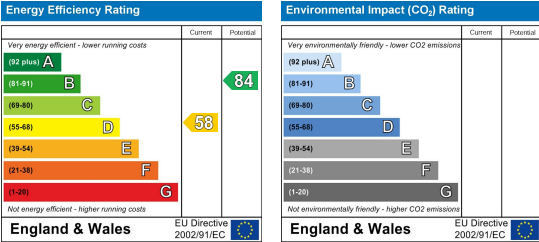
Floor Plan



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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