



Garrison Lane, Felixstowe,  
£375,000

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- **Three Bed Detached Bungalow**
- **Felixstowe, IP11 Location**
- **Ensuite to Master**
- **110ft (approx) Garden**
- **Single Garage**
- **Off Road Parking**
  - **No Chain**
  - **Garden Room**
  - **Utility Room**
- **Walking Distance to Seafont**



**A superb opportunity to acquire this three bedroom detached bungalow set in landscaped gardens in the heart of Felixstowe.**

### The Property

A superb opportunity to acquire this three bedroom detached bungalow set in landscaped gardens in the heart of Felixstowe.

The property sits on 0.2 acres of land and boasts 1,087 sq. ft internally. Comprising two double bedrooms and 1 single, two receptions and two bathrooms, off road parking for multiple vehicles and a garage.

The current owners have added a timber framed front porch providing ideal extra space upon entry and have converted the former conservatory into a bright and airy garden room with a permanent tiled pitched roof. The property also benefits from recent replacement to UPVC gutters and Facias throughout and cladding to the exterior of the utility room. There is a water softener also fitted within the property which we understand is still under guarantee as of September 2023.







### Location

The property is a short walk from both the sea front and Felixstowe town which provides an excellent array of local amenities, shops, restaurants and entertainment venues. The town offers excellent transport links including Felixstowe train station along with the A14 which links up to the A12 heading to London or on to further coastal areas and London's Liverpool Street.

Also nearby is the hamlet of Felixstowe Ferry which is home to Ferry Boat Inn, a charming pub/restaurant dating back to the 15th Century, Ferry Café and a further Café at the Ferry Jetty and Felixstowe Ferry Sailing Club. There is also a ferry providing access across the River Deben to Bawdsey and for the golfing enthusiast Felixstowe Golf Club is nearby.

### Entrance Hall

A large entrance hall that flows throughout the property with Engineered wood flooring, built in storage cupboard, built in boiler cupboard with combi gas boiler, access to loft with ladder and doors leading to:

### Living Room

15'1" x 11'8" (4.62m x 3.56m)

A great sized living area featuring a polished stone fireplace with electric fire, engineered wood flooring, window to side aspect and French doors leading to:

### Garden Room

11'6" x 11'3" (3.53m x 3.43m)

A bright and airy garden room originally a former conservatory of UPVC double glazed construction on a brick plinth under a pitched tiled roof. With carpet over engineered wood flooring, floor to ceiling windows across side and rear aspects. French doors leading to rear garden.





## Kitchen

11'8" x 9'1" (3.56m x 2.79m)

A generous kitchen fitted with a range of wall and base units, inset stainless steel sink, eye level integrated double oven, gas hob with cooker hood, tiled backsplash surround and tiled floor. Door leading to:

## Utility Room

12'7" x 4'7" (3.86m x 1.42m)

Fitted base units and inset sink. Plumbing for a washing machine. Glazed external door to rear.

## Master Bedroom

13'1" x 10'7" (4.01m x 3.23m)

The master is located to the front aspect of the property and features fitted wardrobes with additional cupboard space above, window to front, separate storage cupboard and door leading to:

## Ensuite/Shower Room

9'4" x 6'3" (2.87m x 1.93m)

A large wet room to include a Mira electric shower, hand wash basin, low level WC, heated towel rail and electric fan heater. Frosted window to side aspect and fully tiled walls.

## Bedroom Two

10'9" x 9'6" (3.28m x 2.92m)

The dual aspect double bedroom is located to the front of the property with engineered wood flooring and inset wardrobe/cupboard.

## Bedroom Three/Study

10'9" x 7'3" (3.28m x 2.21m)

With side aspect window, engineered wood flooring.

## Family Bathroom

7'6" x 5'8" (2.31m x 1.73m)

Three piece suite comprising panel bath and Mira electric shower unit over, hand wash basin, low level WC, heated towel rail and electric fan heater.

## Outside





The property is approached over a block paved drive leading to a parking area in front of the garage. beside the block paving is an area of planting. All set behind a low brick wall to the roadside.

With a West facing garden extending to (approx) 115ft in depth and is beautifully landscaped to include lawns, terraces, flower beds, shrubs and fruit trees. There is a garden/kitchen area, a heated greenhouse, and two sheds. External water tap.

**GARAGE** 16' 4" x 8' 8" (4.98m x 2.64m)

The garage has an automatic roller door. Power and light connected. A door leads into the workshop.

**WORKSHOP** 11' 9" x 9' (3.58m x 2.74m)

With power and light connected. Door to garden.





GROUND FLOOR

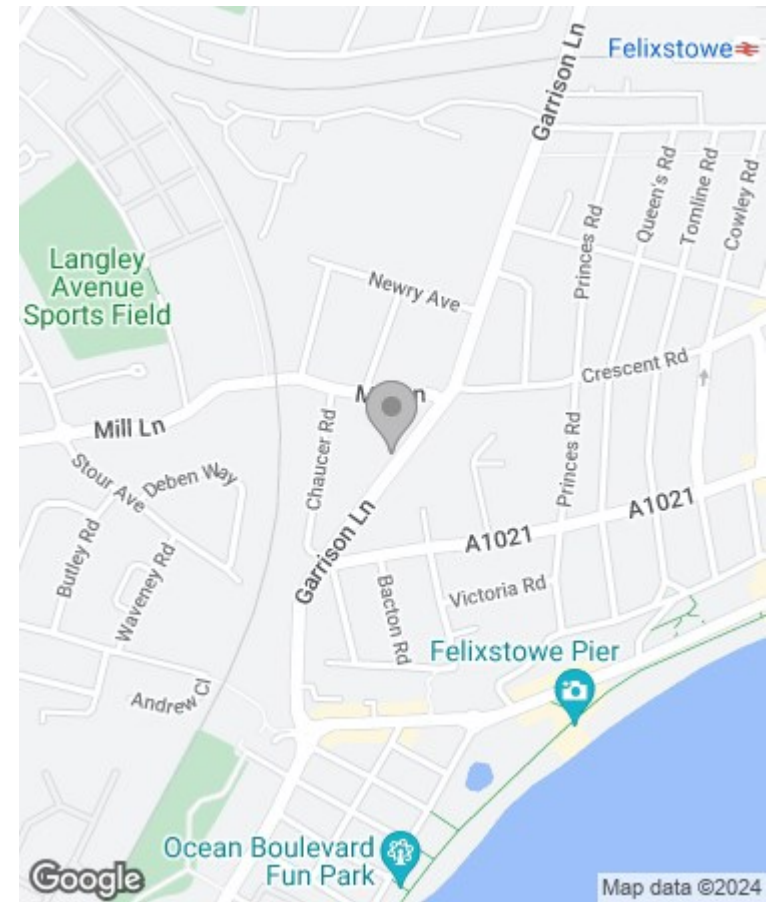


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		60	84
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	