



**Connells**

Ferry Road  
FELIXSTOWE



## Property Description

A well presented detached chalet located on a desirable corner plot in Felixstowe conveniently situated for access to Brackenbury Cliffs, the seafront, Felixstowe Golf Club and is within 1.5 miles of the Town Centre.

The accommodation comprises of three bedrooms, a cloakroom, lounge, dining room, master bedroom with en-suite shower room, kitchen/breakfast room and utility room. The first floor offers a shower room and two double bedrooms, one with access to a balcony area. The property also benefits from a driveway providing off road parking for several vehicles, a double garage and a rear garden with outside w/c. An internal viewing is highly recommended on this property to appreciate the size and style.

Felixstowe is a Port town in Suffolk and is also a seaside resort with traditional amusements, beaches, nature reserves, gardens, and historical attractions. Felixstowe hosts various events throughout the year, such as fireworks, carnival, music, and re-enactment's.

The nearby Port of Felixstowe is the United Kingdom's largest container port, providing many job opportunities.

## Entrance Porch

Assessed via entrance door, Upvc double glazed window to front, smooth coved ceiling, radiator and double doors giving access too:

## Entrance Hall

Stairs rising to the first floor with storage cupboard under with lighting and shelving, radiator and smooth coved ceiling.

## Cloakroom

Pedestal wash hand basin with mixer tap, enclosed w/c, part tiled walls. smooth coved ceiling with extractor fan and sparkle vinyl flooring.

## Lounge

20' 9" into bay x 13' ( 6.32m into bay x 3.96m )

Upvc double glazed double doors giving access to the rear garden, upvc double glazed bay window to the front, three radiators and smooth coved ceiling.

## Dining Room

17' 5" into bay x 11' ( 5.31m into bay x 3.35m )

Upvc double glazed bay window to side, upvc double glazed window to front, three radiators and smooth coved ceiling.

## Kitchen/ Breakfast Room

13' x 11' 6" ( 3.96m x 3.51m )

Upvc double glazed windows to rear and side, radiator, breakfast bar, built in double oven, built in steam oven, built in fridge, built in freezer, built in dish washer, tiled splash backs, built in five burner gas hob with stainless steel splash backs and stainless steel extractor hood over, smooth ceiling with in set spotlighting, 1 1/2 bowl sink with mixer tap inset in roll edge work top with cupboards and drawers under and matching above, upvc double glazed door to side and vinyl flooring.

## Utility Area

Upvc double glazed window to side, double bowl stainless steel sink with mixer tap inset in work tops with cupboards and drawers under and matching above, tiled flooring, tiled splash backs, smooth ceiling with spotlighting, space and plumbing for washing machine, space for tumble dryer and radiator.

## Bedroom One

17' 9" into bay x 11' ( 5.41m into bay x 3.35m )

Upvc double glazed bay window to front, three radiators, range of fitted wardrobes and dresser.

## En-Suite

Upvc double glazed window to side, low level w/c, circle vanity wash hand basin with mixer tap, corner spa bath with mixer tap, equalised shower, tiled walls, vinyl flooring, smooth coved ceiling with extractor fan.

## First Floor Landing

Loft access and doors giving access too:

## Bedroom Two

12' 8" max x 12' 3" ( 3.86m max x 3.73m )

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12' 8" max x 12' 3" ( 3.86m max x 3.73m )

Two upvc double glazed windows to side, upvc double glazed door giving access to a balcony area, two eave storage areas and radiator.

## Bedroom Three

12' 3" max x 11' 6" ( 3.73m max x 3.51m )

Upvc double glazed window to side, eaves storage giving access to boiler, radiator and smooth ceiling.

## Bathroom

Double shower cubicle with independent shower over, vanity wash hand basin, heated towel rail, enclosed w/c, wall panels, smooth ceiling with inset spotlighting and vinyl flooring.

## Outside

To the front of the property is a drive providing off road parking for several vehicles or camper/caravan leading to the double garage and the remainder is laid to lawn with mature shrubs. There is also a blocked paved pathway leading to the porch.

The rear is predominately laid to lawn with an assortment of mature trees and shrubs, a cupboard storage area to the rear of the garage, a paved patio area and there is also an outside w/c.

## Outside W/C

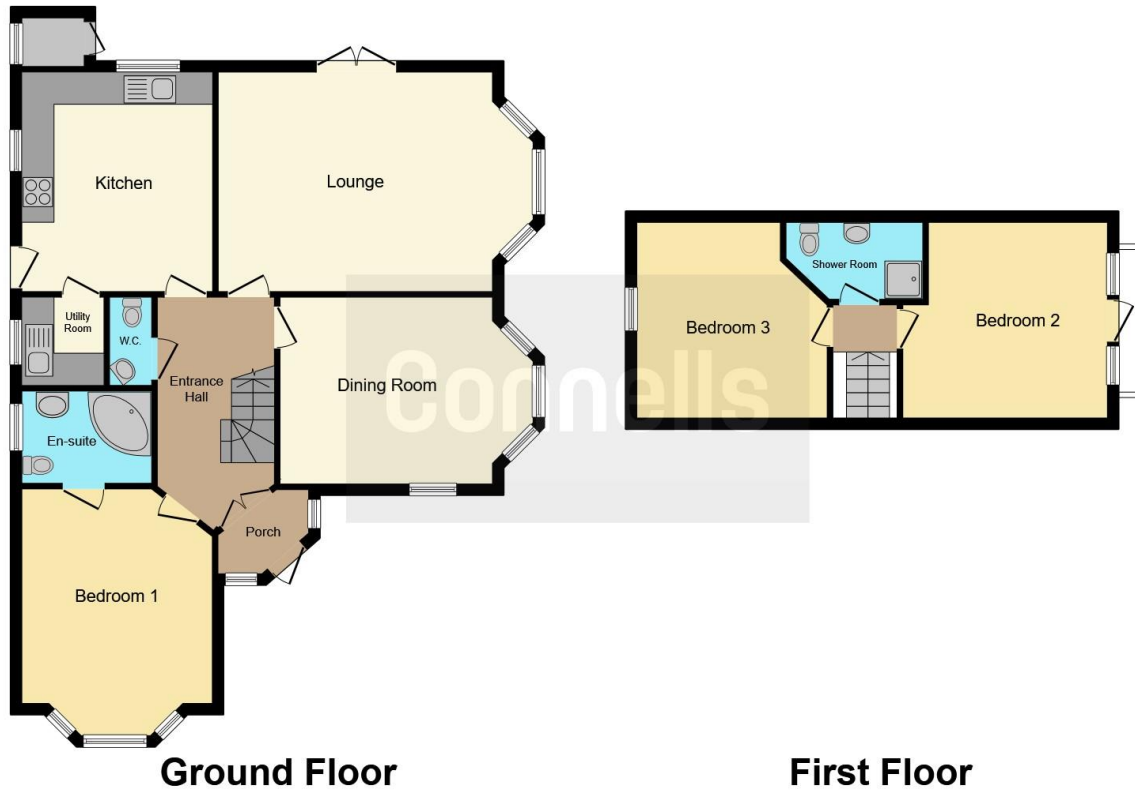
Accessed via upvc double glazed door, double glazed window to side, low level w/c, pedestal wash and basin, vinyl flooring and water softener.

## Double Garage

20' x 16' 10" ( 6.10m x 5.13m )

Auto roller door, upvc double glazed door giving access to the garden, tap, upvc double glazed window to front and side, work bench, power and lighting and storage space above in eaves.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: D**

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Tenure: Freehold



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Property Ref: ICH311527 - 0006