



Connells

Westleton Way
Felixstowe



Property Description

An internal viewing is highly recommended for this large extended detached family residence which has been improved to a high level throughout. The property accommodation comprises of four bedrooms, two large reception rooms offering versatile accommodation, a stunning kitchen/breakfast room with a desirable island unit, family bathroom, ground floor cloakroom, well maintained enclosed front and rear gardens, garage and off-road parking.

The property offers convenient access to many local amenities including supermarkets such as morrisons and lidl, schools and Trimley train station of is approx 1.3km away.

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 reenactment's.

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

Entrance Hall

Accessed via double glazed entrance door, radiator, smooth coved ceiling, stairs rising to the first floor and doors giving access to:

Cloakroom

Upvc double glazed window to front, low-level w/c, wash hand basin with tiled splashback's, tiled flooring and smooth ceiling.

Living Room

17' 2" x 16' 3" max (5.23m x 4.95m max)

Upvc double glazed bay window to front, upvc double glazed patio door giving access to the rear garden, radiator, wood effect flooring, smooth coved ceiling and door giving access the kitchen.

Kitchen/Breakfast Room

15' 5" x 14' 8" max (4.70m x 4.47m max)

Upvc double glazed window to front, island unit with breakfast bar, radiator, storage cupboards, tiled flooring, cupboard housing wall mounted boiler, 1 1/2 bowl sink with mixer tap in set in worksurface with cupboards and drawers under and matching above, range style oven with filter hood over, built-in dishwasher, built-in fridge, built-in freezer, tiled splashback's, smooth ceiling with inset spotlights, upvc double glazed door giving access to the side walkway and double doors giving access to:

Dining Room

18' 4" x 12' 1" (5.59m x 3.68m)

Two upvc double glazed windows to rear, upvc double glazed double doors giving access to the rear garden, wood effect flooring and radiator.

First Floor Landing

Upvc double glazed window to front, smooth coved ceiling, airing cupboard and doors giving access to:

Bedroom One

12' 1" x 8' 8" (3.68m x 2.64m)

Upvc double glazed window to rear, radiator, range of built-in wardrobes and coved and textured ceiling.

Bedroom Two

11' 7" x 8' 10" (3.53m x 2.69m)

Upvc double glazed window to rear, radiator and coved and textured ceiling.

Bedroom Three

14' max x 6' 6" (4.27m max x 1.98m)

Upvc double glazed window to front , radiator and textured ceiling.

Bedroom Four

8' 7" x 8' 5" (2.62m x 2.57m)

Upvc double glazed window to rear, radiator and textured ceiling.

Bathroom

Upvc double glazed window to front, low-level w/c, radiator, vanity wash hand basin and mirror with inset spotlights, shower bath with mixer tap with independent shower over and rainfall showerhead, part tiled walls, heated towel rail, tiled flooring, smooth ceiling with inset spotlighting.

Outside

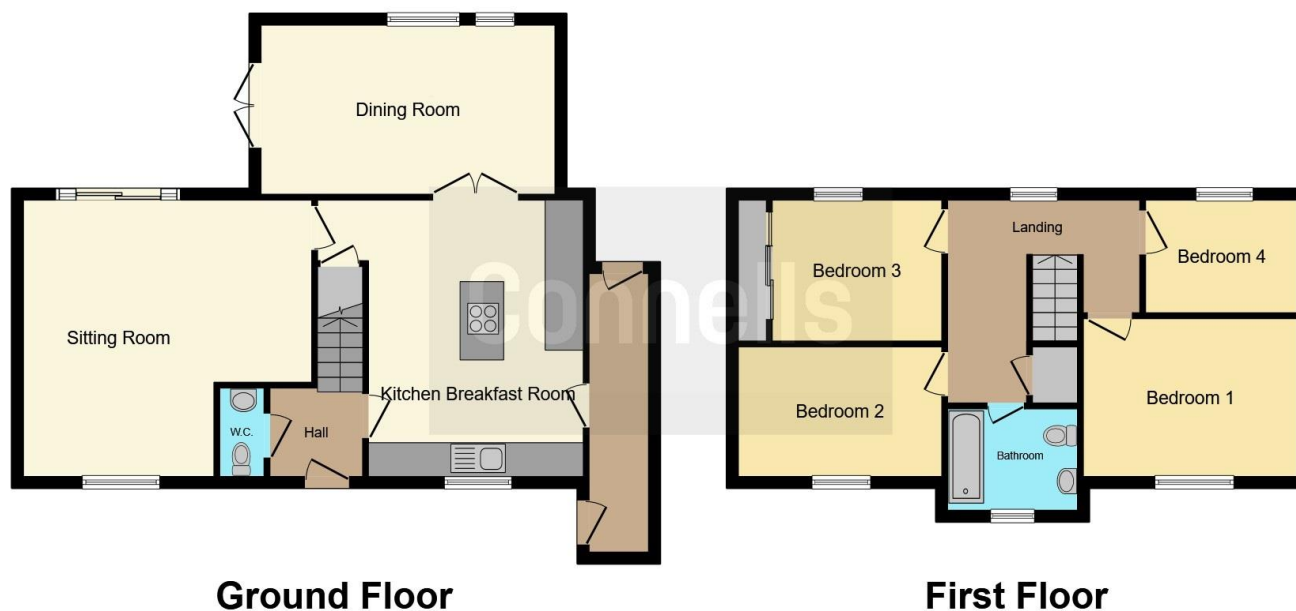
To the front of the property there is a drive providing off road parking leading to the garage and there is gated access to the private front garden. The front garden has a pathway leading to the entrance door with the remainder laid to lawn and a raised decked patio area. There is an outdoor lighting and access to a covered walkway to the rear garden. The covered walkway has upvc double glazed doors to front and rear and has space for a tumble dryer and freezer. The rear garden commences with a decked patio area, outside light and the remainder is laid to lawn .

Garage

16' 2" x 8' (4.93m x 2.44m)

The garage has an up and over door that is currently being used for storage. There is a smooth ceiling with loft access and upvc double glazed door given access to the front garden and a small upvc double glazed window providing natural light.





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

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EPC Rating: Awaited

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Tenure: Freehold



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