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Felixstowe Road
Ipswich



Property Description

An internal viewing is highly recommended for this extended and improved semi-detached family home located to the east of Ipswich. The spacious accommodation comprises of a kitchen/breakfast room, utility room, lounge, conservatory dining room, ground floor cloakroom, three first floor bedrooms, bathroom, has a drive to the front providing off-road parking for several vehicles and offers a good sized rear garden for entertaining, the property also has the added benefit of been offered with no onward chain.

Located in a vibrant area, you are within walking distance of Ipswich's town centre, close by to a variety of shops, cafes, parks, and schools. For commuters, there are excellent transport links with direct trains to London Liverpool Street and other key destinations, as well as plenty of nearby bus routes providing easy access to the surrounding areas.

Entrance Hall

Accessed via upvc double glazed entrance door, upvc double glazed window to side, vertical wall radiator, wood effect vinyl flooring, stairs rising to the first floor, smooth coved ceiling and doors giving access to:

Lounge

26' x 11' 10" max (7.92m x 3.61m max)
Upvc double glazed window to front, two radiators, wood effect flooring, feature fireplace with marble hearth, smooth ceiling with inset spotlights, double glazed patio doors giving access to the conservatory and two upvc double glazed windows to side.

Conservatory

16' 6" x 11' 5" (5.03m x 3.48m)
Brick and upvc double glazed Victorian style construction, upvc double glazed double doors giving access to the rear garden, tiled flooring, two wall light points and radiator.

Dining Room

13' 8" into bay x 11' 5" (4.17m into bay x 3.48m)
Upvc double glazed bay window to front, radiator, wood effect flooring and smooth coved ceiling.

Kitchen/Breakfast Area

17' 6" x 11' 6" max (5.33m x 3.51m max)
Internal window to rear, radiator, space for fridge freezer, space for range style oven with extractor hood over, tiled flooring, single drainer sink with mixer tap inset into roll edge work surfaces with cupboards and drawers under and matching above, built-in dishwasher, tiled splash back's, smooth ceiling with inset spotlighting and doors giving access to:

Utility Room

13' 9" x 5' 4" (4.19m x 1.63m)
Upvc double glazed window to rear, upvc double glazed door giving access to the rear garden, tiled flooring, space for freezer, space and plumbing for washing machine, single drainer sink with mixer tap with cupboards under and above, space for tumble dryer, two wall light points and door giving access to:

Cloakroom

Upvc double glazed window to rear, wall mounted boiler, tiled flooring, panelled walls and storage cupboard.

First Floor Landing

Upvc double glazed window to side and doors giving access to:

Bedroom One

14' into bay x 10' 1" plus door recess (4.27m into bay x 3.07m plus door recess)
Upvc double glazed bay window to front, smooth coved ceiling and radiator.

Bedroom Two

11' 8" x 10' 3" (3.56m x 3.12m)
Upvc double glazed window to front, radiator, smooth coved ceiling and airing cupboard.

Bedroom Three

8' 8" x 7' 1" (2.64m x 2.16m)
Upvc double glazed window to front, radiator and textured and coved ceiling.

Bathroom

Upvc double glazed window to rear, fully tiled shower cubicle with independent shower over, shaped and panelled bath with mixer tap, pedestal wash hand basin with mixer tap, low-level w/c, part tiled walls, wood effect flooring, smooth coved ceiling with inset spotlighting and extractor fan.

Outside

To the front of the property there is a block paved drive providing off-road parking for several vehicles with the remainder laid to shrubs.

The generously sized rear garden is ideal for entertaining and commences with a patio area, there is a good size lawned area with the remainder bordered with mature trees and shrubs.

There is also gated rear access.





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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Tenure: Freehold



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