



Connells

Garden Field
Felixstowe



Property Description

An internal viewing is highly recommended for this deceptively sized extended semi-detached property conveniently located for access to local schools and shopping facilities. The home has a wide range of accommodation and comprises of four bedrooms (one ground floor), living room, dining room, kitchen, ground floor shower room, first floor family bathroom, front and rear gardens.

Many local amenities are located nearby including supermarkets such as Morrisons and Lidl, schools and Trimley train station 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 reenactments.

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

Entrance Hall

Accessed via entrance door, UPVC double glazed window to front, tiled flooring, radiator, stairs rising to the first floor, feature lighting, textured ceiling and doors getting access to:

Shower Room

UPVC double glazed window to front, shower recess with independent shower over, inset spotlighting, low-level w/c and heated towel rail.

Bedroom Four

UPVC double glazed window, feature fire surround with open fire inset, radiator and smooth ceiling.

Inner Hall

Wood effect flooring, storage cupboard, space for freezer and doors giving access to:

Living Room

Double glazed patio door giving access to the rear garden, textured ceiling, picture rail, radiator and feature fire surround.

Kitchen

UPVC double glazed window to front, butler sink inset into roll edge work surfaces with cupboards and drawers under and two wall display units above, tiled flooring, tiled splash back's, built-in oven, built-in hob, wall mounted boiler, radiator and access to:

Utility Cupboard

UPVC double glazed window to front, space and plumbing for washing machine, space for freezer and tiled flooring.

Dining Room

UPVC double glazed windows to front and side, UPVC double glazed door giving access to the garden, wood effect flooring, radiator and smooth ceiling.

First Floor Landing

Upvc double glaze window to front, feature wall lighting, storage cupboard, textured ceiling and doors giving access to

Bedroom One

Two upvc double glazed windows to rear, exposed varnished floorboards, picture rail, radiator, tall feature fireplace and fitted cupboard.

Bedroom Two

Upvc double glazed window to rear, radiator, fitted wardrobe, exposed and painted floorboards. picture rail and smooth ceiling.

Bedroom Three

Upvc double glazed window to front, radiator, built-in wardrobe, exposed and painted floorboards, smooth ceiling and radiator.

Bathroom

Freestanding bath with mixer tap and shower attachment high level w/c vanity wash, hand basin wood effect. Vinyl flooring upvc double glazed window to front loft access chrome heated towel rail. Part panel walls, inset spotlights in an inset speaker system

Outside

To the front of the property there is pathway providing access to the entrance door with the remainder being laid to lawn and shrubs. There is a gated side access to the rear garden.

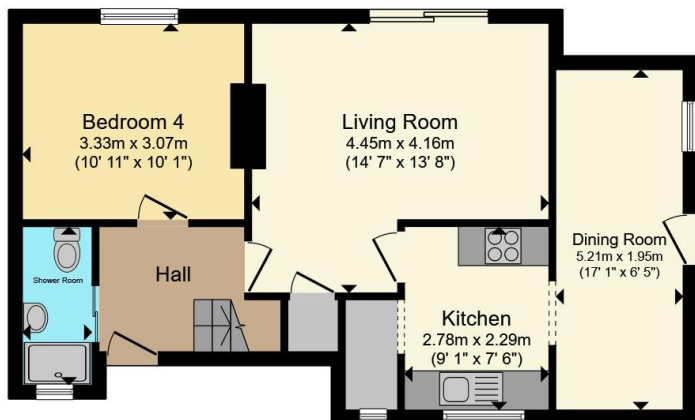
The rear garden commences with a paved patio area, a lawned area, raised and decked patio area and raised planters.

There is also shed and access to a further outbuilding.

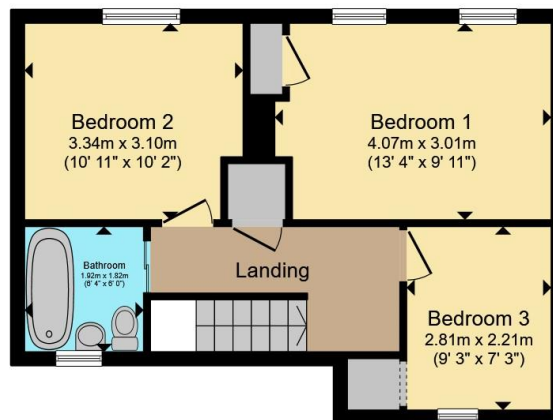
Outbuilding

Accessed via double glazed patio doors, power and light and access to a further storage area, measuring 6' x 5' 2.





Ground Floor

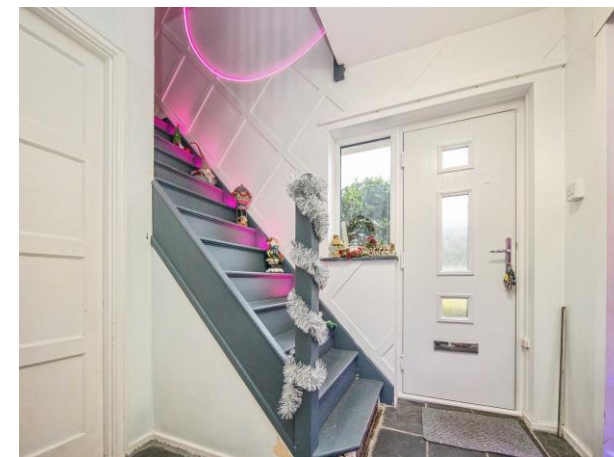


First Floor

Total floor area 97.7 m² (1,051 sq.ft.) approx

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.propertybox.io

Connells



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EPC Rating: Council Tax
Awaited Band: B

view this property online connells.co.uk/Property/ICH312706

Tenure: Freehold



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