



Grange Road, Felixstowe, IP11 2QF

welcome to

Grange Road, Felixstowe

This property has potential for extension or development (STPP).



Ground Floor

Entrance Lobby

8' 2" x 6' 9" (2.49m x 2.06m)

Tiled flooring, double storage cupboard, one radiator and a door leading to the hall.

Entrance Hall

A wall papered wall, carpet flooring, one radiator, a door to the front and an open wooden staircase.

Utility Room/Kitchen

13' 5" x 8' 2" (4.09m x 2.49m)

Tiled flooring, a double glazed window to the rear, a range of eye and base level units in white with marble effect worktop surfaces, a white sink plus drainer and chrome mixer tap, space for a fridge/freezer, washing machine and cooker, tiled splashback throughout and a door leading to the garden.

Snug

13' 8" x 12' 5" (4.17m x 3.78m)

Double glazed window to the front, carpet flooring, wall papered wall, one radiator and a TV point.

Bathroom

8' 1" x 6' 2" (2.46m x 1.88m)

Low level WC, vanity sink with chrome taps, bath with shower attachment, part tiled walls, tiled flooring, one radiator and a double glazed window to the rear.

Shower Room

4' 8" x 4' 4" (1.42m x 1.32m)

Double shower with glass enclosure, pedestal wash hand basin, tiled flooring, partial tiled walls and a double glazed window to the front.

Master Bedroom

16' 4" x 12' 8" (4.98m x 3.86m)

Double glazed windows to the side and rear, carpet flooring and one radiator.

Bedroom Two

12' 4" x 11' 7" (3.76m x 3.53m)

Double glazed window to the front, carpet flooring and one radiator.

Bedroom Three

12' 5" x 11' (3.78m x 3.35m)

Double glazed window to the front, carpet flooring and one radiator.

First Floor Landing

Double glazed window to the rear, carpet flooring, one radiator, a wall papered wall and a loft hatch.

Bedroom Four

12' 6" x 11' 8" (3.81m x 3.56m)

Double glazed window to the front, carpet flooring and one radiator.

Bedroom Five

12' 5" x 7' 4" (3.78m x 2.24m)

Double glazed window to the side, wall papered wall, storage cupboard, carpet flooring and one radiator.

Cloakroom

5' 9" x 2' 9" (1.75m x 0.84m)

Low level WC, wash hand basin with chrome mixer tap and grey wood effect flooring.

Lounge

20' 1" x 12' (6.12m x 3.66m)

Beautifully presented lounge with full length double glazed windows to the rear and side with uninterrupted views across the rear garden, carpet flooring, one radiator, TV point, an electric fireplace with stone surround, wall papered wall and double doors leading to the landing.

Dining Room

15' 7" x 10' 1" (4.75m x 3.07m)

Full length double glazed window to the side, double glazed window to the rear, original floorboards, one radiator, a storage cupboard, a loft hatch and a wall papered wall.

Kitchen

13' 6" x 8' 7" (4.11m x 2.62m)

Stunning kitchen boasting a range of eye and base level units in wood with marble effect worktop surfaces, a dual stainless steel sink plus drainer and chrome mixer tap, an integrated double oven with five ring gas hob and extractor hood, space for a fridge/freezer and washing machine, tiled splashback throughout, tiled effect flooring, one radiator and a double glazed window to the front.

Outside:

Front Garden

This generous frontage can accommodate multiple cars and is perfect for further extension (STPP) or development with a small lawned area, a shingle drive, a hard standing area, access to the double garage and main house, two side access points leading to the rear garden.

Rear Garden

Beautifully presented, mature, un-overlooked rear garden situated on a very large plot with well-stocked borders, mature trees, hedging surround with fully enclosed borders, outside taps and lights, patio seating areas, large lawned areas on different levels, a greenhouse, a shed and ample space to entertain a large family.

Double Garage

19' 3" x 18' 8" (5.87m x 5.69m)

Two single glazed windows to the rear, storage in the rafters, an up and over door, power, electric, a door to the side and a fuse box.



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welcome to

Grange Road, Felixstowe

- Substantial family home with flexible accommodation
- Potential for extension or development (STPP)
- Five large double bedrooms & one single
- Two kitchens
- Double garage & ample off street parking

Tenure: Freehold EPC Rating: D

£550,000



Please note the marker reflects the postcode not the actual property

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william h brown



01473 226101



ipswich@williamhbrown.co.uk



Wolsey House, 16-18 Princes Street, IPSWICH,
Suffolk, IP1 1QT



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)