



Felixstowe Road, Ipswich, IP3 9DQ

welcome to

Felixstowe Road, Ipswich

This well-presented, semi-detached home benefits from three good-sized bedrooms, an open plan lounge/diner, an open plan kitchen/diner, a large front garden, with potential for conversion to off street parking and a beautifully landscaped rear garden, with a rear gate.



Entrance Hall

9' 3" x 6' 1" (2.82m x 1.85m)

Wood effect flooring, an understairs storage space and one radiator.

Lounge

22' 3" x 12' 7" (6.78m x 3.84m)

Open plan room with double glazed bay window to the front, a further large, double glazed window overlooking the rear garden, allowing ample natural light, wood effect flooring, two radiators, TV point, wall hung lights, wall mounted speakers and a black contemporary fireplace.

Kitchen/Diner

20' 2" x 9' 2" (6.15m x 2.79m)

Open plan kitchen/diner with double glazed windows to the side and rear, doors leading to the garden, tiled flooring throughout, a wall mounted gas fired boiler, tiled splashback throughout, eye and base level units in white with black marble effect roll top surfaces, an integrated double oven with induction hob and extractor hood, space for a fridge/freezer, washing machine, dishwasher and tumble dryer, a pantry cupboard and ample space for a table and chairs.

First Floor Landing

Double glazed window to the side, carpet flooring and loft hatch with a light and drop down ladder, leading to the boarded loft.

Master Bedroom

12' 9" x 12' 3" max (3.89m x 3.73m max)

Double glazed bay window to the front, wood effect flooring, one radiator and a ceiling fan.

Bedroom Two

10' 1" x 10' 1" (3.07m x 3.07m)

Double glazed window to the rear, one radiator, wood effect flooring and a ceiling fan

Bedroom Three

8' 6" x 6' 4" (2.59m x 1.93m)

Double glazed window to the rear, one radiator, wood effect flooring and a ceiling fan

Shower Room

6' 5" x 5' 6" (1.96m x 1.68m)

Contemporary shower room with tiled flooring, textured tiled walls, a walk in shower with handle less glass enclosure, spot lights, extractor fan, low level WC, vanity sink, one radiator and double glazed window to the front.

Outside:

Front Garden

A walled border, a gate and a path leading to the front door, stone borders and a side access leading to the rear garden. Both neighbouring properties have converted their frontage to large driveways, this property also has potential to do this.

Rear Garden

Beautifully presented, sunny rear garden with a large raised patio seating area, with steps down off the kitchen, a walled border with stones, a hard standing walk way leading to the bottom of the garden, to a patio seating area, space for a summer house, an artificial grass area, a rear gate, potential for parking, an outside tap and light and raised flower beds.



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welcome to

Felixstowe Road, Ipswich

- Three good-sized bedrooms
- Contemporary 1st floor bathroom
- Open plan lounge/diner & kitchen/diner
- Large front garden with potential for conversion to off street parking
- Beautifully landscaped rear garden with a rear gate

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
IPS120162 - 0002

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