



**Glenfield Avenue, Felixstowe, IP11 9JL**



**welcome to**

## **Glenfield Avenue, Felixstowe**

This well-presented, detached home benefits from four good-sized bedrooms, a ground floor cloakroom, a 1st floor bathroom, a conservatory, a large, West facing, corner plot rear garden, a garage and off street parking.



### Entrance Porch

A door leading to the hall.

### Entrance Hall

13' 1" x 4' 3" ( 3.99m x 1.30m )

Wood effect flooring, one radiator and a door leading to the garage.

### Cloakroom

5' x 4' 3" ( 1.52m x 1.30m )

Low level WC, vanity sink, one radiator, tiled flooring and double glazed window to the rear.

### Lounge

18' 2" x 13' 1" ( 5.54m x 3.99m )

Large lounge, spanning the entire width of the property, with two double glazed windows to the front, carpet flooring, two radiators, TV point and double doors leading to the dining room.

### Dining Room/Snug

22' x 8' 9" max ( 6.71m x 2.67m max )

Sliding doors leading to the conservatory, double doors leading to the lounge, double glazed window to the side, wood effect flooring, two radiators and an understairs storage cupboard. This room is adjacent to the kitchen and could be knocked through to create a large, open plan kitchen/diner/family room.

### Kitchen

9' 7" x 8' 8" ( 2.92m x 2.64m )

Double glazed window to the rear, tiled flooring, eye and base level units in wood with marble effect worktop surfaces, a white one and a half bowl sink plus drainer and chrome mixer tap, an integrated oven with electric hob and extractor hood, an integrated dishwasher and fridge, a tiled splashback throughout and spot lights.

### Conservatory

13' x 9' 2" ( 3.96m x 2.79m )

Double glazed windows to the side and rear, French doors leading to the garden, tiled flooring, one radiator, wall hung lights and sliding doors leading to the dining room.

### First Floor Landing

An airing cupboard, loft hatch and carpet flooring.

### Master Bedroom

12' 6" x 9' ( 3.81m x 2.74m )

Double glazed window to the front, carpet flooring, one radiator and a full wall of fitted wardrobes.

### Bedroom Two

9' 5" x 9' 5" ( 2.87m x 2.87m )

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

### Bedroom Three

9' x 9' 5" ( 2.74m x 2.87m )

Double glazed window to the rear, wood effect flooring, one radiator and a built in wardrobe over the stairs.

### Bedroom Four

8' 9" x 6' 6" ( 2.67m x 1.98m )

Double glazed window to the rear carpet flooring, one radiator and a built in wardrobe.

### Bathroom

6' 9" x 5' 6" ( 2.06m x 1.68m )

Low level WC, vanity sink, a bath with overhead shower and foldable glass screen, extractor fan, partially panelled walls, stone effect flooring, chrome heated two rail and double glazed window to the side.

### Outside:

#### Front Garden

Large, block paved driveway providing off street parking for 4 vehicles, a door to the garage and a side access leading to the rear garden.

#### Rear Garden

West facing, corner plot rear garden with a large, modern, wraparound patio, which was recently fitted, with multiple seating areas, a shed, two greenhouses, a summer house, a large lawned area, raised flower beds, curved borders, an outside tap and light, a fully enclosed border and hedging. This garden is completely un-overlooked and private.

#### Garage

19' 3" x 9' ( 5.87m x 2.74m )

A roller door, a door leading to the rear garden, a further door leading to the hall, double glazed window to the rear, power, light and loft hatch.



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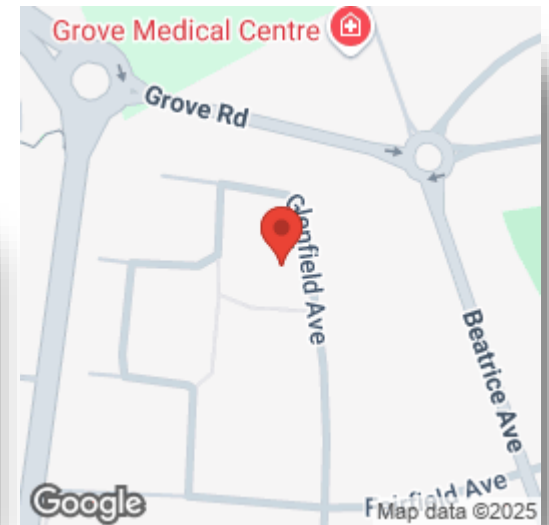
- No onward chain
- Four good-sized bedrooms
- Ground floor cloakroom & 1st floor bathroom
- Garage & ample off street parking
- Large, West facing, corner plot rear garden, with a newly laid patio

Tenure: Freehold EPC Rating: C

Council Tax Band: E

guide price

**£400,000 - £425,000**



Please note the marker reflects the postcode not the actual property

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