



**Norman Close, Felixstowe, IP11 9NQ**

**welcome to**

## **Norman Close, Felixstowe**

This property boasts ground floor bedrooms and 1st floor living areas, maximising the direct sea views, a high-end kitchen, annex potential with seperate ground floor kitchen, bedroom and bathroom, an incredible 1st floor master suite, off street parking and a garage.

### **Entrance Hall**

Porcelain tiled flooring, an understairs storage cupboard, one radiator, spot lights, a glass balustrade and a light up staircase.

### **Kitchen/Snug**

Bi-fold doors to the rear garden, tiled flooring throughout, a door to the side, a plant room cupboard, base units in high gloss grey, an inset sink plus drainer and chrome mixer tap, one radiator, spot lights, a fitted extractor fan, an airing cupboard, an integrated oven with induction hob and extractor hood, an integrated dishwasher and fridge, a water softener, double doors to the ground floor bedroom. This kitchen has previously been used as an annex or could make an excellent Airbnb opportunity as you can seperate this room from the main house.

### **1st Ground Floor Bedroom**

Triple glazed window to the front, tiled flooring, one radiator, spot lights, internal double doors to the kitchen, TV point and a door to the en suite.

### **En Suite**

Fully tiled walls and flooring, a walk in shower with glass enclosure, waterfall showerhead and shower attachment, low level WC, a vanity sink, chrome heated towel rail, extractor fan and spot lights.

### **Ground Floor Bathroom**

Stunning bathroom, finished to a very high standard, with a roll top bath, standalone chrome mixer tap and shower attachment, a walk in shower with handle less glass enclosure, waterfall showerhead and shower attachment, chrome heated towel rail, low level WC, vanity sink, a tiled alcove, spot lights, extractor fan and light up, de-mist mirror.

### **2nd Ground Floor Bedroom**

Patio doors to the garden, a full wall of built in, sliding, mirrored wardrobes, tiled flooring, one radiator and spot lights. This room is currently used as a study.

### **3rd Ground Floor Bedroom**

Triple glazed window to the front, a full wall of built in, sliding, mirrored wardrobes, carpet flooring, spot lights and TV point.

### **First Floor Landing**

Tiled flooring, loft hatch and spot lights.

### **Master Bedroom**

Stunning, long sweeping room, made for luxury living, with triple glazed windows to the front and rear, with direct sea views, carpet flooring, one radiator, spot lights, a door to the en suite, a walk in dressing area with fitted wardrobes and storage space.

### **En Suite**

A shower with glass enclosure, waterfall showerhead and shower attachment, low level WC, a dual vanity sink, fully tiled walls and flooring, extractor fan, spot lights and triple glazed window to the rear.

### **Cloakroom**

Triple glazed window to the front with sea views, enclosed WC, vanity sink with a standalone oval sink and chrome mixer tap, chrome heated towel rail, extractor fan and spot lights.

### **Kitchen/Diner/Lounge**

Stunning, open plan room, designed with modern living in mind, maximising the sea views, with multiple Velux windows, triple glazed windows to the front and rear, under floor heating, patio and bi-fold doors to the balcony. The kitchen benefits from eye and base level units in handle less matte grey with quartz worktop surfaces, a central island with room for stools, one radiator, under floor heating, suspended lights over, a chandelier, spot lights, a pitched roof, Miele appliances including two ovens, a steamer oven, a microwave, a induction hob with internal extractor fan, an integrated washer/dryer and dishwasher, a full height fridge and freezer, an integrated bin store, multiple pan drawers, ample storage and worktop space.

### **Balcony**

A glass balustrade, composite decking area, light, power and direct sea views.

### **Outside: Front Garden**

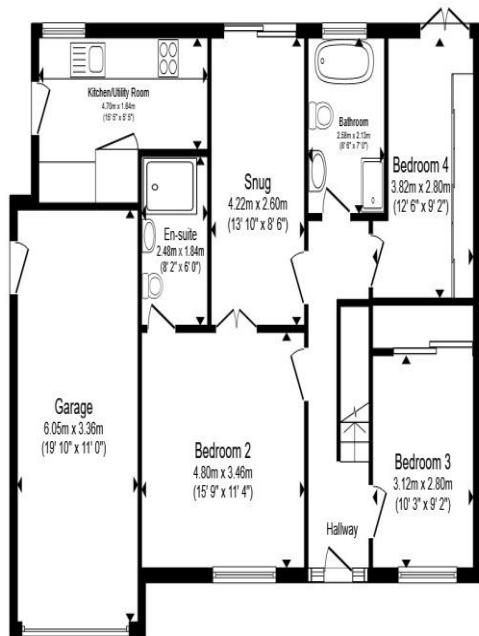
A block paved driveway, providing parking for multiple vehicles, a side access gate, light, power and an electric roller door to the garage.

### **Garage**

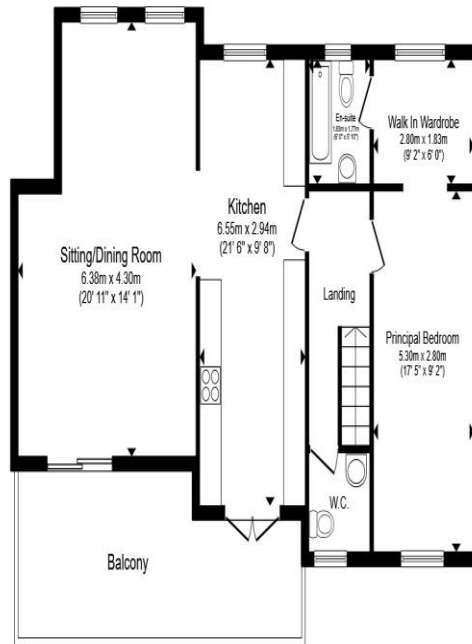
An electric roller door, power, light, multiple storage units to stay, storage in the rafters, a door to the side and a butler sink.

### **Rear Garden**

Beautifully landscaped, low maintenance rear garden with a Porcelain tiled patio area, which wraps around in an L shape, a grassed area, a side access, a dog wash, access to the garage, power points, a BBQ area, planters to the rear and outside taps and lights.



**Ground Floor**



**First Floor**

Total floor area 182.4 m<sup>2</sup> (1,963 sq.ft.) approx

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**Norman Close,**  
**Felixstowe**

- No onward chain
- Architecturally designed to maximize direct sea views
- Ground floor bedrooms & 1st floor living areas
- High end kitchen with integrated Miele appliances
- Off street parking & garage

Tenure: Freehold EPC Rating: C  
Council Tax Band: E

**£1,200,000**



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