

A spacious four bedroom detached property situated in a very pleasant and relatively secluded position within the popular town of Felixstowe

Rent £1,300 p.c.m
Ref: R878

1 Parsonage Close
Walton
Felixstowe
Suffolk
IP11 2QR



To let unfurnished on an Assured Shorthold Tenancy for a term of six months.

Contact Us



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Location

Parsonage Close is a residential cul-de-sac situated in Walton off Grange Road on the outskirts of Felixstowe. The property is situated a short distance from the Morrisons Superstore and is close to the Grange Community Primary School. Felixstowe is a delightful seaside town with the seafront providing traditional seaside fun and quiet beaches. There is a vibrant town centre with an excellent range of shops, restaurants and cafes, a wide range of sporting facilities, cinema and a theatre. Felixstowe is also home to The Port of Felixstowe, one of the major container ports in the country and Felixstowe Ferry, a quiet fishing hamlet and home to the sailing club. Felixstowe railway station has regular trains to Ipswich with inter-city links to London Liverpool Street Station.

The Accommodation

Ground Floor

Entering through the partially glazed entrance door into the

Entrance Hallway

With understairs cupboard and doors off to the

Cloakroom

Fitted with low flush WC and wall mounted wash hand basin.

Study 14'9 x 12'6 (4.5m x 3.8m)

A light dual aspect room overlooking the garden and fitted with a range of shelving and fitted hanging cupboard. Two radiators.

Kitchen 13'8 x 12'10 (4.2m x 3.9m)

Fitted with a good range of base and wall kitchen units with worksurface, inset with a one and a half bowl single drainer stainless steel sink. Space for gas/electric range cooker with extractor hood above. Space for fridge freezer. Space and plumbing for dishwasher. Serving hatch through to the dining room and door to

Utility room 8' x 7'11 (2.44m x 2.41m)

Fitted with base and wall units with worksurface and single drainer stainless steel sink. Space and plumbing for washing machine and space for a tumble dryer. Boiler & controls. Door leading to the rear garden.

A door from the entrance hall leads to the inner hall with stairs off to the first floor and doors to the

Dining Room 12' x 12'10 (3.7m x 3.9m)

Overlooking the rear garden and with serving hatch from the kitchen. Radiator.

Sitting Room 19'11 x 13' (6.1m x 4m)

A light triple aspect room with patio doors to the rear garden and further views over the gardens to the side and front. Display only fireplace. Two radiators.



Stairs from the inner hall lead up to the

First Floor

Landing

With airing cupboard housing the hot water tank, fitted cupboard and doors off to

WC

Fitted with low flush WC, wash hand basin and radiator.

Bathroom

Fitted with pedestal wash basin and bath with folding shower screen and over bath shower. Radiator.

Bedroom One 13' (max) x 13'8 (4m x 4.2m)

A good size double bedroom with dual aspect views over the rear garden. Two fitted wardrobes. Two radiator.

Bedroom Two 8'6 x 10'5 (2.6m x 3.2m)

A single bedroom with views over the rear garden, fitted cupboard and radiator.

Separate Shower Room

Fitted with recessed shower cubicle and radiator.

Bedroom Three 12' x 13' (3.7m x 4m)

A double bedroom with views over the rear and side gardens. Fitted cupboard and radiator.

Bedroom Four 13' x 7'5 (4m x 2.3m)

A small double bedroom with radiator.

Outside

1 Parsonage Close is approached from a private drive through Parsonage Close onto a blocked paved driveway with parking and leading to the attached single garage with up and over door. A gate to the side leads to the generous rear garden which is mainly laid to grass, with patio area, flower beds and interspersed with trees and hedging. The garden continues around to the far side and through a picket gate where there is a further pleasant area laid to grass, edged by hedging and with flower beds and shrubs.

Services Mains water, electricity and drainage connected. Gas fired central heating

Council Tax Band F £2,904.91 payable 2023/2024

Local Authority East Suffolk Council

Viewings Strictly by appointment with the Agent.

Broadband To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone To check the Mobile Phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

NOTE: Items depicted in the photographs or described within these particulars are not necessarily included within the tenancy agreement. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

April 2024



Directions

Heading east along the A14 follow the signs towards Felixstowe. On reaching the last roundabout take the second exit signposted to Felixstowe Docks. After a short distance exit onto the A154 and turn immediately left towards Morrisons superstore. At the roundabout take the third exit onto Wesel Avenue and continue on this road and onto Grange Road until you reach a small roundabout. Go straight over this roundabout and Parsonage Close will be found on your left hand side. Turn in and the driveway to The Rectory is on the left hand side.

For those using What3words app:
 ///finch.dumpy.breakaway



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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