



Glenfield Avenue,
Felixstowe, IP119JL

£430,000 Freehold

MaxwellBrown

Independent Property Agents

This spacious 3 bedrooomed detached bungalow is situated in a popular, quiet residential area of the seaside town of Felixstowe with it's wide range of shops, amenities and leisure facilities. The bungalow is within walking distance of the town centre. The property is well presented throughout with benefits including a large lounge / diner, conservatory, photovoltaic panels, gas central heating, double glazing, separate cloakroom and utility room. Outside there is a garage, carport and a double driveway offering ample parking, there is a good sized, totally private rear garden. Early viewing is highly recommended.



Sealed unit double glazed door and side panel to:

Entrance hall:

With access to the loft, coving, radiator, smoke detectors, shelved cupboard, double airing cupboard with lagged hot water tank with immersion heater, Ideal gas boiler supplying hot water and central heating system, Immersun control for photovoltaic panels, doors to:

Cloakroom:

Fitted with a white suite of low level WC, pedestal wash basin, tiled splashbacks, ceramic tiled floor, coving, sealed unit double glazed window to side.

Lounge /Diner:

'L' shaped with 2 radiators, stone effect fire place with inset log effect gas fire, sealed unit double glazed windows to front, door to:

Kitchen:

Fitted with a range of white fronted units with resin inset single drainer sink unit, cupboards and shelves under, range of base and eye level units with cupboards and shelves under, built-in oven hob and extractor hood, tiled splashbacks, ceramic flooring, radiator, coving, sealed unit double glazed window to side, part-glazed doors to utility and door to hall.

Utility room:

With ceramic tiled floor, coving, sealed unit double glazed windows to side and front, part glazed doors to side.

Bedroom 1:

With coving, radiator, sealed unit double glazed window to rear.

Bedroom 2:

With coving, radiator, sealed unit double glazed window to rear.

Bedroom 3:

With coving, radiator, sealed unit double glazed sliding patio doors to:

Conservatory:

Constructed of 1/2 sealed unit double glazed panels with heat reflecting roof and French doors to side, oak effect vinyl flooring.

Bathroom:

Fitted with a white suite of low level WC, bidet, pedestal wash basin with mixer tap, panelled bath with mixer tap, glass cubicle housing Aqualisa thermostatic shower, shower boards, tiled splashbacks, ceramic tiled floor, coving, Dimplex downflow heater, radiator, With coving, radiator, sealed unit double glazed window to side:

Outside:

To the front there is a double concrete driveway with parking and access to the garage and carport, the garage has power and light connected, there is a gravelled area and shrub border. There is a large rear garden, surrounded by close boarded fencing laid predominantly to lawn with side patio area, flower borders, aluminium greenhouse and timber shed. The garden enjoys total privacy.

Agents note:

The property has 15 photovoltaic panels to the roof which we believe are managed by EON and a feedback tariff is returned to the owner of the property, full details of this can be obtained from the agent.

We understand all mains services are connected to the property.

Council Tax:

Band 'D' payable to East Suffolk Council

Broadband:

Standard 17 Mbps

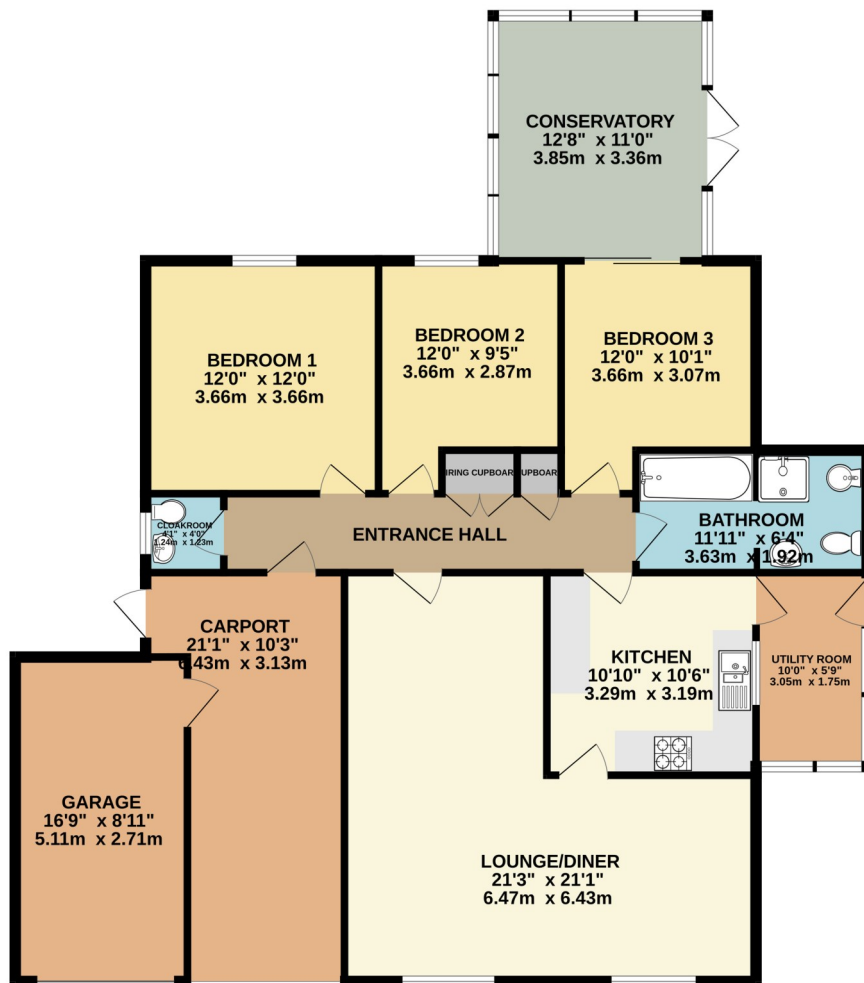
Superfast 34 Mbps

Ultrafast 1800 Mbps

Information from Ofcom.



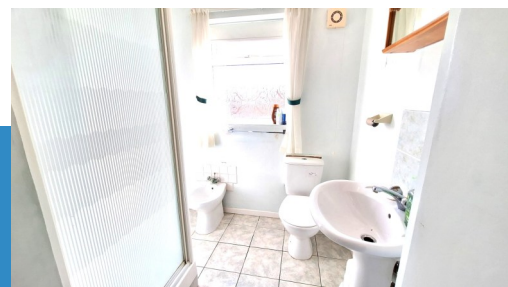
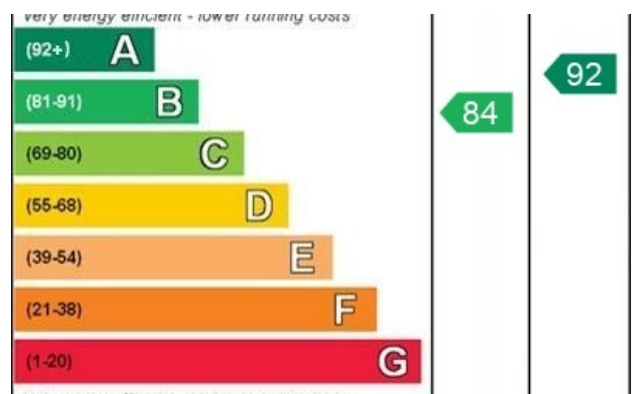
GROUND FLOOR
1516 sq.ft. (140.9 sq.m.) approx.



TOTAL FLOOR AREA: 1516 sq.ft. (140.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

