



1 Brightwell Close, Felixstowe, IP11 2YJ

£242,500 FREEHOLD

Seemingly ideal as either a first-time purchase or investment is this modern end of terrace house built in the late 1980s by Messrs Wilcon Homes Ltd of traditional brick cavity wall construction beneath a pitched tiled roof.

The accommodation briefly comprises entrance lobby, lounge, kitchen/dining room, three bedrooms and modern bathroom. Further benefits include UPVC sealed unit double glazed windows, gas fired central heating via a modern combination boiler, a driveway with single garage and a pleasant enclosed south facing rear garden.

The property is situated on the Orwell Green development convenient for Morrisons supermarket, the Port and Dock complex and nearby schools with the town centre served by regular bus services being approximately one and a half miles distant with a variety of both local and national high street stores available.

UPVC SEALED UNIT DOUBLE GLAZED ENTRANCE DOOR

With stained glass leaded light panel opening to :-

ENTRANCE LOBBY

Radiator, built in double door cupboard, glazed panel door opening to :-

LOUNGE 15' x 14' 6" (4.57m x 4.42m)

Radiator, TV point, UPVC sealed unit double glazed square bay window to front aspect, staircase leading to the first floor, door opening to :-

KITCHEN/DINING ROOM 14' 10" x 9' 6" (4.52m x 2.9m)

Fitted with a comprehensive range of modern units comprising base cupboards and drawers with work surfaces over, inset stainless steel single drainer sink unit with mixer tap, tiled splashbacks, matching eye level cupboards, built in stainless steel double oven, Bosch gas four ring hob with Bosch extractor hood over, space and plumbing for automatic washing machine, space for tumble dryer, radiator, wall mounted Baxi gas fired boiler, UPVC sealed unit double glazed windows and casement door opening to the rear garden.

FIRST FLOOR LANDING Access to loft space, radiator.

BEDROOM ONE 11' 4" x 8' 10" plus door recess (3.45m x 2.69m)

Built in double door wardrobe, radiator, UPVC sealed unit double glazed window to the front aspect.

BEDROOM TWO 9' 6" x 8' 10" plus door recess (2.9m x 2.69m)

Built in double door wardrobe, radiator, UPVC sealed unit double glazed window to the rear aspect.

BEDROOM THREE 8' 6" x 6' (2.59m x 1.83m)

Radiator, UPVC sealed unit double glazed window to the front aspect.

BATHROOM

Modern re-fitted white suite comprising P-shaped paneled bath with central tap and twin head shower over, glazed shower screen, wash hand basin with mixer tap and high gloss finished vanity cupboards below, low level WC, fully tiled walls, tiled floor, chrome heated towel rail/radiator and UPVC sealed unit double glazed window to the rear aspect.

OUTSIDE

The property occupies a corner plot with open plan style front garden being laid to lawn with shrub borders, pathway leading to the entrance door.

To the rear of the property there is a driveway enabling off street parking for one vehicle and providing access to a single garage with up and over door, power and light connected.

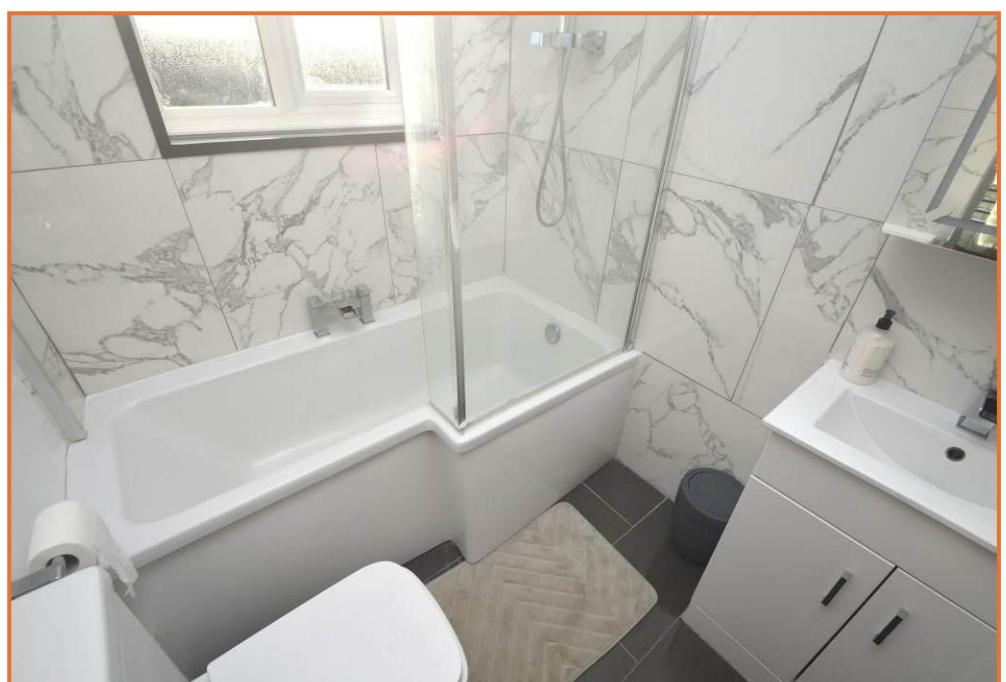
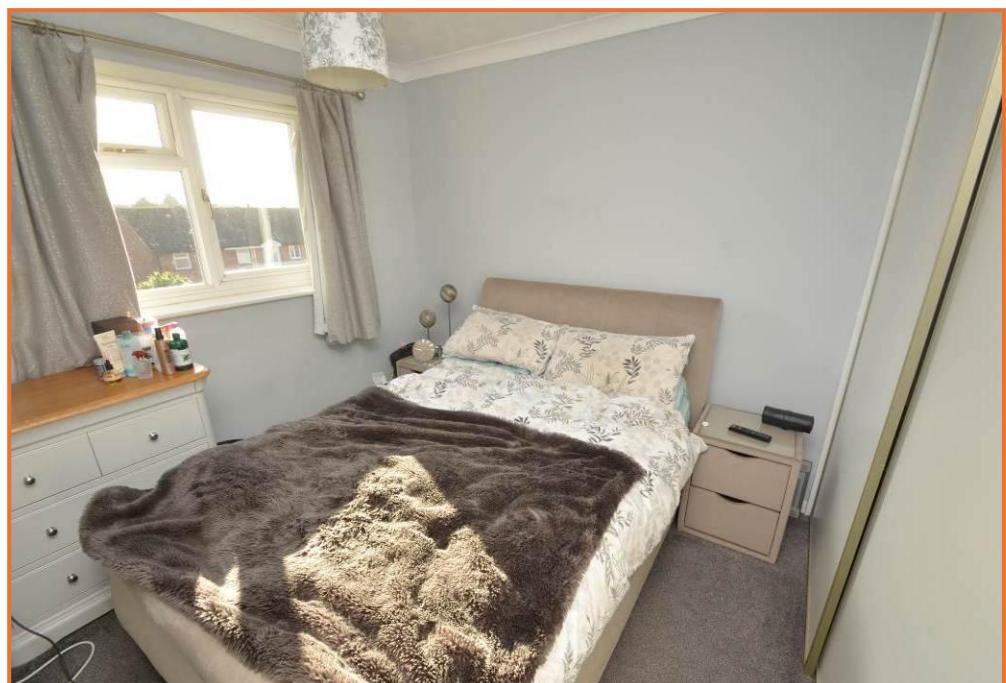
To the rear of the property there is a south facing enclosed garden measuring approximately 32' in depth x 32' in width comprising raised paved patio, lawn, external lighting, cold water tap and timber fencing to the boundaries.

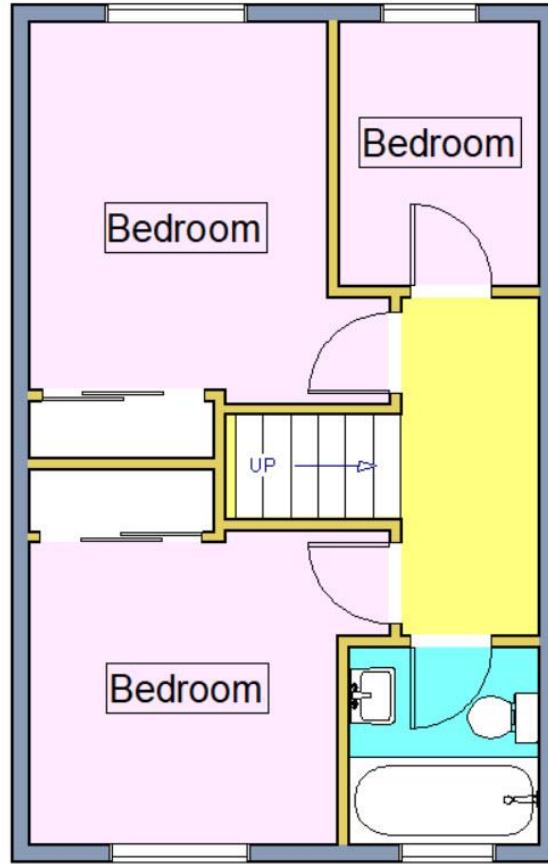
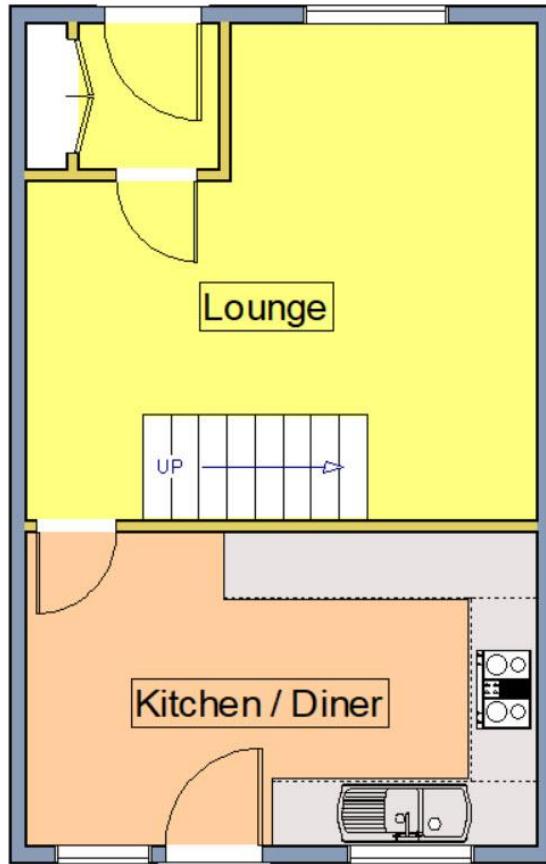
COUNCIL TAX

Band 'B'





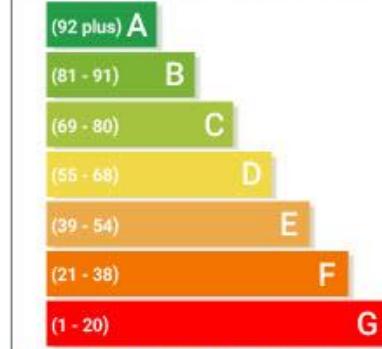




Address: 1 Brightwell Close, FELIXSTOWE, IP11 2YJ
RRN: 0340-2101-0590-2526-6875

Energy Rating

Most energy efficient - lower running costs



CURRENT POTENTIAL

72

79

Not energy efficient - higher running costs

England & Wales

EU Directive
2002/91/EC