



## 11 Thurston Court, Felixstowe, IP11 2YE

**£232,500 NO CHAIN**

Offered for sale with no onward chain and seemingly ideal as either a first purchase or investment is this modern semi detached house built by the Wilcon group of developers in the 1980s of traditional brick cavity wall construction beneath a pitched tiled roof.

The accommodation briefly comprises, entrance Hall, lounge, kitchen/dining room, upvc sealed unit double glazed conservatory, three bedrooms and bathroom.

Further benefits include upvc sealed unit double glazed windows, Economy 7 heating to the ground floor, adjacent driveway, single garage and enclosed rear garden.

The property is situated in a residential cul de sac on the established Cavendish Park development convenient for Morrison's supermarket, the port and dock complex and within easy reach from nearby schools and the main town Centre with a variety of local and national high street stores available.

#### **UPVC SEALED UNIT DOUBLE GLAZED ENTRANCE DOOR OPENING TO**

##### **ENTRANCE HALL**

Built in double door cupboard. Door to

##### **LOUNGE 15' 0" x 14' 0" (4.57m x 4.27m)**

Staircase leading to the first floor, T.V. point, fireplace surround, ornamental brick chimney breast, Economy 7 night storage heater, upvc sealed unit double glazed window to the front aspect. Door to

##### **KITCHEN/DINING ROOM 15' 0" x 9' 6" (4.57m x 2.9m)**

Fitted with a range of fitted units with oak trim, comprising base cupboards and drawers with wood grain effect work surfaces over, inset single drainer one and a half bowl sink unit, mixer tap, tiled splashbacks, matching eye level cupboards, gas cooker point, space and plumbing for automatic washing machine, space for tall fridge/freezer. Economy 7 night storage heater, Upvc sealed unit double glazed window to the rear aspect. sealed unit double glazed patio doors opening to

##### **CONSERVATORY 11' 4" x 7' 2" (3.45m x 2.18m)**

Brick base with upvc sealed unit double glazed windows, leaded light fanlights, polycarbonate roof, wall light, sliding patio doors opening onto the rear garden.

##### **LANDING**

Access to loft space. Upvc sealed unit double glazed window to the side aspect.

##### **BEDROOM 1 12' 4" reducing to 10'10" x 10' 8" reducing to 8'2" (3.76m x 3.25m)**

Range of fitted wardrobes and drawers, upvc sealed unit double glazed window to the front aspect.

**BEDROOM 2** 11' 3" reducing to 9'7" x 10' 8" reducing to 8'2"(3.43m x 3.25m)

Range of wardrobes and cupboards, upvc sealed unit double glazed window to the rear aspect.

**BEDROOM 3** 7' 10" x 7' 6" (2.39m x 2.29m)

Upvc sealed unit double glazed window to the front aspect.

**BATHROOM**

Modern white suite comprising panel bath with Mira shower over, pedestal wash hand basin, low level W.C., built in airing cupboard housing lagged hot water cylinder, pine slatted shelves, upvc sealed unit double glazed window to the rear aspect.

**OUTSIDE**

To the front of the property there is an open plan style garden comprising lawn with adjacent pea shingle driveway enabling off street parking and access to

**SINGLE GARAGE**

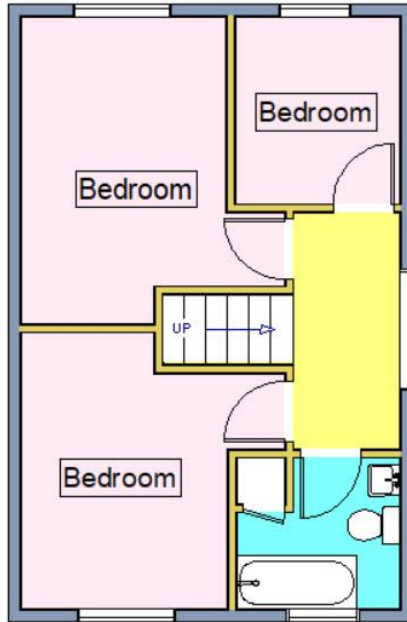
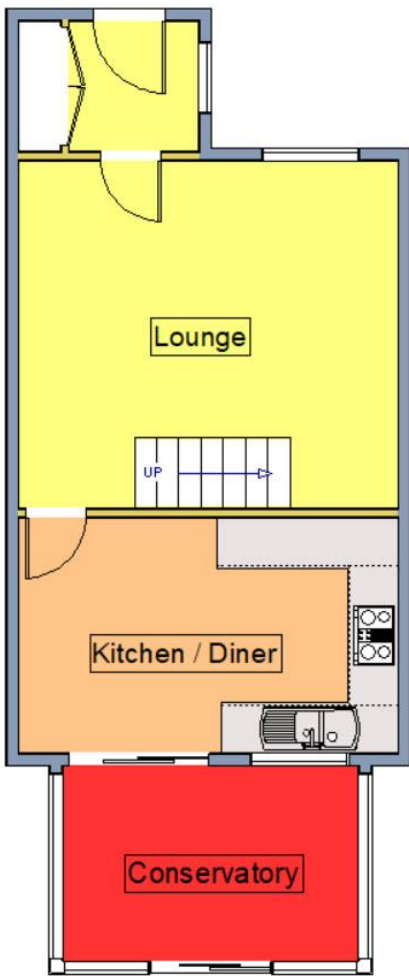
Double opening doors.

**REAR GARDEN** To the rear of the property this is an enclosed garden, mainly laid to lawn, trees, shrubs, paved patio, cold water tap and timber fencing to the boundaries.









Address: 11 Thurston Court, FELIXSTOWE, IP11 2YE  
 RRN: 8036-2422-6500-0716-9222

