



**158 Colneis Road, Felixstowe, IP11 9LJ**

**£440,000 FREEHOLD**

**Offered for sale with no onward chain and located on a corner plot in a popular and established residential area in Old Felixstowe is this individual modern two bedroom detached bungalow.**

In addition to the two bedrooms the property benefits from garage, off road parking and a private south easterly facing rear garden.

Further benefits include a modern open plan kitchen/diner, modern shower room and an en-suite cloakroom to one of the bedrooms.

The accommodation in brief comprises entrance hall, lounge, kitchen/diner, conservatory, two bedrooms with an en-suite cloakroom to bedroom two and modern shower room. Heating is supplied in the form of gas fired central heating to radiators and windows are of double glazed construction.

Colneis Road is an established and popular residential road located in Old Felixstowe with the property a short distance away from the seafront and Felixstowe town centre.

A viewing is highly recommended to appreciate the spacious and modern accommodation on offer.

#### **ENTRANCE DOOR**

Opening into :-

#### **SPACIOUS ENTRANCE HALLWAY 16' X 13'5" reducing to 6' 10" (4.88m x 2.08m)**

L-shaped entrance hallway, two radiators, obscured windows to the front aspect, spotlights, airing cupboard housing hot water cylinder and doors to :-

#### **LOUNGE 17' 10" x 13' 11" (5.44m x 4.24m)**

Three radiators, gas feature fireplace with surround, TV point, sliding doors opening onto the rear garden and double doors opening into :-

#### **KITCHEN/DINING ROOM 22' 3" x 12' 11" (6.78m x 3.94m)**

Fitted worktops with matching upstands, high gloss grey storage units above and matching storage units and drawers below, stainless steel one and a half bowl sink unit with mixer tap and single drainer, integrated dishwasher and oven with a four ring gas hob and cooker hood above, space for freestanding fridge/freezer, heated towel rail, cupboard housing gas boiler, windows and French door to the rear garden, radiator, vinyl flooring, door into :-

#### **CONSERVATORY/UTILITY AREA**

UPVC windows and door overlooking the rear garden, utility area with fitted worktop, space and plumbing available for a washing machine and a tumble dryer.

#### **BEDROOM ONE 13' 4" x 13' (4.06m x 3.96m)**

Two radiators, bay window to the front aspect, additional window to side aspect.

#### **BEDROOM TWO 12' 11" reducing to 9'5" x 13' 2" (3.94m x 4.01m)**

Two radiators, bay window to the front aspect, door to :-

#### **EN-SUITE CLOAKROOM**

Suite comprising low level WC, vanity hand wash basin with mixer taps and storage cupboards underneath, obscured window to the side aspect.

#### **SHOWER ROOM 7' 7" x 5' 9" (2.31m x 1.75m)**

Suite comprising low level WC, hand wash basin, double width walk in shower with twin shower head and fitted shower screen, part-tiled walls, heated towel rail, extractor, obscured window to the side aspect.

## OUTSIDE

To the front of the property, the front garden is mainly laid to lawn with a low brick wall to the front boundary and a garden path leading to the entrance door, established shrub and plant border, driveway enabling off road parking, outside lighting, side access gate.

The property is situated on a corner plot between Colneis Road and Gosford Way. The south easterly garden offers a good degree of privacy and is mainly laid to lawn, enclosed by fencing with established shrub and plant borders, two patio areas, greenhouse, outside tap, opens out into the side garden where there are six orchard trees, service door into :-

## GARAGE

Electric roller door, light and power connected.

## COUNCIL TAX

Band 'E'







