



28 Seaton Road, Felixstowe, IP11 9BP

£285,000 FREEHOLD

Offered for sale with no onward chain and situated in the popular residential village of Walton is this well presented bay fronted three bedroom semi detached family home.

In addition to the three bedrooms the property benefits from off road parking, garage, modern kitchen and a modern ground floor bathroom with first floor shower room.

The accommodation in brief comprises entrance porch, entrance hall, lounge/diner, kitchen, bathroom, upstairs are three bedrooms and a shower room. Heating is supplied in the form of gas fired central heating to radiators and windows are of double glazed construction.

The property is conveniently situated within close proximity to a host of shops and amenities located on Walton High Street, local schooling and Felixstowe town centre.

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

UPVC DOUBLE GLAZED ENTRANCE DOOR

Opening into :-

ENTRANCE PORCH 5' 4" x 2' 3" (1.63m x 0.69m)

With door opening into :-

ENTRANCE HALLWAY 13' 3" x 3' 3" (4.04m x 0.99m)

Original wood flooring, radiator, stairs leading up to the first floor and door to :-

LOUNGE/DINER 23' 5" x 10' 6" (7.14m x 3.2m)

Original wood flooring, two radiators, bay window to front aspect, TV point, French doors to rear garden and door to :-

KITCHEN 15' 9" x 7' 10" (4.8m x 2.39m)

Re-fitted kitchen comprising solid wood fitted worktops with tiled splashback, fitted storage units above and matching storage units and drawers below, stainless steel one and a half bowl sink unit with hose style mixer tap, integrated dishwasher, space and plumbing available for a washing machine and further spaces available for freestanding fridge/freezer and Range cooker with fitted cooker hood above, integrated Candy microwave, window to side aspect, vertical radiator, door to outside, wood effect tile flooring, under stairs storage cupboard and door to :-

BATHROOM 11' 8" x 8' 4" (3.56m x 2.54m)

Beautiful re-fitted suite comprising low level WC, wash hand basin with mixer tap, freestanding bath with central freestanding mixer tap and shower head attachment, double width walk in shower with twin shower head, fitted shower screen and tiled surround, part tiled walls, wood effect tiled flooring, heated towel rail, extractor, spotlights, two obscured windows to side aspect.

FIRST FLOOR LANDING

Access to the loft space, fitted storage cupboard and doors to :-

BEDROOM ONE 13' 9" x 10' 1" (4.19m x 3.07m)

Radiator, window to front aspect, original feature fireplace.

BEDROOM TWO 10' 6" x 8' 2" (3.2m x 2.49m)

Radiator, window to rear aspect, original feature fireplace.

BEDROOM THREE 7' 11" x 7' 11" (2.41m x 2.41m)

Radiator, window to rear aspect.

SHOWER ROOM 5' 6" x 4' 11" (1.68m x 1.5m)

Modern re-fitted suite comprising low level WC, wash hand basin with mixer tap, corner shower cubicle with tiled surround, vertical radiator, wood effect tiled flooring, extractor, spotlights, obscured window to side aspect.

OUTSIDE

To the front of the property is a low maintenance front garden with a driveway enabling off road parking, the remainder of the garden has been block paved with a pathway leading to the entrance door, and a low brick wall to the front boundary.

The rear garden is mainly laid to lawn, enclosed by fencing, has a shingled pathway connecting to the rear entrance doors, outside socket, tap and light, concrete hardstanding area and a service door to :-

GARAGE 16' 9" x 7' 3" (5.11m x 2.21m)

Light and power connected, fully boarded, electric roller door.

COUNCIL TAX

Band 'B'







