



48 Poppy Lane, Felixstowe, IP11 6AG

£440,000 FREEHOLD

'The Kielder' is a modern five-bedroom detached home located on the popular Trelawny Place development, built by Persimmon Homes in 2023 and overlooks open green space.

In addition to the five bedrooms the property benefits from ample off road parking, garage, open plan kitchen/dining room and two further reception rooms.

Additional benefits include an en-suite to bedroom one, a utility room and the remainder of a NHBC warranty.

The accommodation in brief comprises; spacious entrance hallway, cloakroom, study, lounge, open plan kitchen/family/dining room, utility room. On the first floor are five bedrooms with an en-suite shower room to bedroom one and a family bathroom. Heating is supplied in the form of gas fired central heating to radiators and windows are of double glazed construction.

Poppy Lane is located on the popular Trelawny Place development, built by Persimmon Homes and is within easy reach to the Felixstowe town centre. a viewing is highly recommended to appreciate the modern and spacious accommodation on offer.

UPVC SEALED UNIT DOUBLE GLAZED ENTRANCE DOOR

Opening to :-

ENTRANCE HALLWAY 18' 2" x 6' 7" (5.54m x 2.01m)

Staircase leading to the first floor, radiator.

CLOAKROOM 6' 2" x 4' 8" (1.88m x 1.42m)

Modern white suite comprising low level WC, pedestal wash hand basin with mixer tap, tiled splashback, radiator, extractor fan, ceiling spotlight.

LOUNGE 16' x 10' 4" (4.88m x 3.15m)

Media wall with recess for TV, sound bar and DVD/sky box, fireplace recess with log burning stove, range of fitted cupboards and shelving, two radiators, TV point, UPVC sealed unit double glazed window to the front aspect.

OPEN PLAN KITCHEN/FAMILY/DINING ROOM

26' 6" max x 10' 3" reducing to 8' 3" (8.08m x 2.51m)

Fitted with a comprehensive range of midnight blue coloured units with gold style handles comprising base cupboards and drawers with work surfaces over, inset ceramic one and a half bowl sink unit with brass mixer tap, matching eye level cupboards, built in stainless steel single oven, stainless steel gas four ring hob with splashback and canopy style extractor hood over, integrated fridge and freezer, integrated dishwasher, ceiling spotlights, two radiators, UPVC sealed unit double glazed French doors opening to the rear garden, two UPVC sealed unit double glazed windows to the rear aspect, door to :-

UTILITY ROOM 6' 6" x 6' 6" (1.98m x 1.98m)

Matching base cupboards with work surfaces over, space and plumbing for automatic washing machine, wall mounted Ideal Logic gas fired boiler, radiator, composite double glazed door opening to the side aspect.

STUDY 9' 2" x 8' 4" (2.79m x 2.54m)

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

FIRST FLOOR LANDING

Access to the loft space, built in storage cupboard, further large walk in storage cupboard.

BEDROOM ONE 14' 2" into door recess reducing to 10' 3" x 11' 8" plus door recess (4.32m x 3.56m)

Feature panelled wall, built in mirror fronted double door wardrobe, radiator, UPVC sealed unit double glazed window to the front aspect, door to :-

EN-SUITE SHOWER ROOM Modern white suite comprising glazed corner shower cubicle, tiled surround, Mira shower, pedestal wash hand basin with mixer tap, low level WC, part tiled walls, radiator, ceiling spotlights, extractor fan, UPVC sealed unit double glazed window to the front aspect.

BEDROOM TWO 12' x 8' 7" (3.66m x 2.62m)

Radiator, built in over stairs storage cupboard, UPVC sealed unit double glazed window to the front aspect.

BEDROOM THREE 10' x 8' 8" (3.05m x 2.64m)

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

BEDROOM FOUR 9' 6" x 8' 10" (2.9m x 2.69m)

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

BEDROOM FIVE 8' 8" x 7' 2" (2.64m x 2.18m)

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

FAMILY BATHROOM

Modern white suite comprising panelled bath with shower over, glazed shower screen, tiled surround, pedestal wash hand basin with mixer tap, low level WC, tiled splashbacks, radiator, extractor fan, ceiling spotlights, UPVC sealed unit double glazed window to the side aspect.

OUTSIDE

The property is accessed via a small private driveway with 48 being the penultimate property with the front garden being of open plan design, comprising lawn with tree bark chippings, external light, adjacent driveway enabling off street parking for up to three vehicles and access to :-

SINGLE GARAGE 22' 8" x 10' 7" (6.91m x 3.23m)

Power and light connected, up and over door, side gate leading to the rear garden.

REAR GARDEN

To the rear of the property there is a garden measuring approximately 45'6" in depth x 32' in width increasing to 48' in width maximum comprising extensive flagstone style paved patio, steps leading up to a lawn with flower border, timber fencing to the boundaries, cold water tap,

COUNCIL TAX

Band 'E'

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		









