



26 Parkeston Road, Felixstowe, IP11 2NF

£290,000 FREEHOLD

**Located on the popular Cricket Hill development, built by Barratt Group of Developers in the 1990's,
an extended three bedroom link detached family home.**

In addition to the three bedrooms the property benefits from a south west facing garden, garage, off road parking and solar panels.

The accommodation in brief comprises entrance hall, cloakroom, lounge, dining room, kitchen, study, rear lobby, upstairs are three bedrooms all with fitted wardrobes and a modern family bathroom.

Heating is supplied in the form of gas fired central heating to radiators and windows are of double glazed construction.

The property is conveniently located within close proximity to a major supermarket, doctor's surgery and a pharmacy with links to the A14 also nearby. Felixstowe town centre is approximately one and a half miles away.

UPVC ENTRANCE DOOR

Opening into :-

ENTRANCE HALLWAY 5' 10" x 3' 1" (1.78m x 0.94m)

Laminate flooring, radiator, obscured window to side aspect, doors to :-

CLOAKROOM 5' 2" x 2' 8" (1.57m x 0.81m)

Suite comprising low level WC, wash hand basin with mixer tap, laminate flooring, part tiled walls, radiator, obscured window to front aspect.

LOUNGE 15' 6" x 13' 11" (4.72m x 4.24m)

Laminate flooring, two radiators, TV point, stairs leading up to the first floor, window to front aspect, electric feature fire with surround, door into the kitchen and an opening into :-

DINING ROOM 9' 8" x 7' 2" (2.95m x 2.18m)

Laminate flooring, radiator, French doors opening into :-

STUDY 9' 1" x 6' 11" (2.77m x 2.11m)

Forming part of the extension, radiator, window to rear aspect and door to :-

REAR LOBBY 7' 11" x 5' 5" (2.41m x 1.65m)

Vinyl flooring, door to rear garden.

KITCHEN 18' 7" x 8' 3" (5.66m x 2.51m)

Fitted worktops with a tiled splashback, fitted storage units above and matching units and drawers below, stainless steel one and a half bowl sink unit with hose style mixer tap and single drainer, integrated dishwasher, eye level Neff double oven, four ring gas hob with extractor above, fridge, space and plumbing available for a washing machine, tiled flooring, radiator, breakfast bar area, windows to rear and side aspect, door to outside, cupboard housing Vaillant combi-boiler.

FIRST FLOOR LANDING Window to side aspect, access to the loft space, airing cupboard housing emersion water heater and doors to :-

BEDROOM ONE 9' 8" x 9' 2" to wardrobe face (2.95m x 2.79m)

Radiator, window to rear aspect, fitted wardrobes.

BEDROOM TWO 10' 9" to wardrobe face x 8' 6" (3.28m x 2.59m)

Radiator, window to front aspect, fitted wardrobes.

BEDROOM THREE 7' 8" x 7' 1" (2.34m x 2.16m)

Radiator, window to front aspect, fitted wardrobes.

BATHROOM 7' 3" x 6' (2.21m x 1.83m)

Modern re-fitted suite comprising WC with hidden cistern, vanity wash hand basin with mixer tap and storage cupboard below, panel L-shaped bath with central mixer tap and shower over, fitted shower screen, tiled walls, radiator, extractor, obscured window to rear aspect.

OUTSIDE

There is a driveway enabling off road parking, the remainder of the front garden is open, relatively low maintenance and a pathway leading to the entrance door.

The rear garden is of south westerly aspect, enclosed by fencing and is mainly laid to lawn with an established shrub and plant border, there is a patio area, decking area, outside tap, side access gate, storage shed.

GARAGE 16' 11" x 8' 2" (5.16m x 2.49m)

Up and over door, pitched roof garage with light and power connected.

AGENT NOTE

The property has six solar panels located on the rear roof and this generated an income of approximately £200 in 2025.

COUNCIL TAX

Band 'C'







