



5 James Boden Close, Felixstowe, IP11 9EN

£270,000 FREEHOLD

Located in a quiet cul-de-sac is this modernised and beautifully presented three bedroom end of terrace home seemingly ideal for a first time buyer.

In addition to the three bedrooms the property benefits from a generous sized front and unoverlooked west facing rear garden, modern open plan kitchen/dining room, modern shower room and a garage which is located in a block.

Further benefits include gas fired central heating to radiators throughout, double glazed windows throughout and (STPP) potential for extensions.

The accommodation in brief comprises entrance porch, entrance hallway, lounge, kitchen/diner, upstairs there are three bedrooms and a shower room.

James Boden Close is a quiet cul-de-sac located in Walton within close proximity to local schools and shops and amenities located on Walton High Street. Felixstowe Town centre is just under a mile away.

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

Entrance door opening into:

ENTRANCE PORCH

Further UPVC entrance door opening into:

ENTRANCE HALL 10' 9" x 5' 5" (3.28m x 1.65m)

Karndean flooring, stairs leading up to the first floor, radiator, doors to:

LOUNGE 14' 8" x 13' 1" (4.47m x 3.99m)

Two radiators, TV point, large floor to ceiling window to front aspect, double sliding doors opening into:

KITCHEN/DINING ROOM 19' x 11'11" reducing to 8' (5.79m x 2.44m)

Granite fitted worktops with matching upstand, high gloss grey handleless fitted storage units above and matching storage units and drawers below, one and a half bowl sink unit with mixer tap and single drainer, Neff integrated appliances such as fridge/freezer, washing machine, eye level slide and hide oven with microwave above and a four ring induction hob, Karndean flooring, radiator, windows and patio doors to the rear garden, under counter lighting, spotlights and storage cupboards.

FIRST FLOOR LANDING

Access to the loft space, storage cupboard housing Baxi combi boiler and doors to:

BEDROOM ONE 11' 9" x 10' 1" (3.58m x 3.07m)

Radiator, window to rear aspect, fitted wardrobes with further built in wardrobe.

BEDROOM TWO 12' 11" x 8' 10" (3.94m x 2.69m)

Radiator, built in wardrobe, window to front aspect.

BEDROOM THREE 10' x 7' 1" (3.05m x 2.16m)

Radiator, window to front aspect, built in wardrobe.

SHOWER ROOM 7' 9" plus door recess x 5' 6" (2.36m x 1.68m)

Modern re-fitted suite comprising low level WC, hand wash basin with mixer tap, double width walk in shower cubicle, obscured window to rear aspect, spotlights, heated towel rail, tiled walls and tiled flooring.

OUTSIDE

The property is located in the corner of the quiet cul-de-sac and benefits from a generous size front garden which is mainly laid to lawn with established shrub and plant border, garden path leading to the entrance door, side access gate, outside lighting.

The rear garden is of westerly aspect, enclosed by fencing and is majority laid to patio with established plant and shrub border. To the side of the property is a lawn area with storage shed and side access gate, outside tap and lighting.

GARAGE

Located in a block with an up and over door.

COUNCIL TAX

Band 'B'







