



6 Bath Road, Felixstowe, IP11 7JW

£495,000 FREEHOLD

Situated in a highly sought after residential location close to Felixstowe town centre and seafront is this double bay fronted six bedroom semi detached family home built in 1910.

In addition to the six bedrooms the property benefits from three reception rooms, a modern shower room and off road parking accessed from Rosebery Road.

The accommodation is set over three floors and briefly comprises entrance porch, entrance hall, lounge, dining room, kitchen, breakfast room, study/store room and a utility cloakroom. On the first floor are bedrooms one, two, three and four/dressing room and modern shower room and separate cloakroom, on the second floor are two further bedrooms.

Bath Road is a highly popular and established residential location and is home to Felixstowe Lawn Tennis Club, Felixstowe seafront is within a few minutes walk, as is the main town centre with its range of shops, facilities and public transport links.

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

ENTRANCE DOOR

Opening into :-

ENTRANCE PORCH

Quarry tiled flooring and original stained glass entrance door opening into :-

ENTRANCE HALLWAY Radiator, stairs leading up to the first floor with an under stairs storage cupboard and doors to :-

LOUNGE 15' 10" x 14' 1" (4.83m x 4.29m)

Bay window to front aspect with double glazed sash windows, solid wood flooring, picture rail.

DINING ROOM 15' 9" x 12' 3" (4.8m x 3.73m)

Solid wood flooring, picture rail, gas feature fire with original surround, windows and door to rear aspect.

KITCHEN 8' 6" x 7' 10" (2.59m x 2.39m)

Solid wood fitted worktops with a tiled splashback, fitted storage units above and matching units and drawers below, Butler sink with mixer tap. integrated fridge, four ring gas hob with extractor above, sash window to side aspect, tiled flooring and an opening into :-

BREAKFAST ROOM 12' 2" x 10' 10" (3.71m x 3.3m)

Radiator, double glazed sash window to side aspect, Raeburn gas fired Range cooker, fitted storage cupboard and door to :-

STUDY/STORE ROOM 11' 8" x 9' 6" (3.56m x 2.9m)

Double glazed windows to rear and side aspect, double glazed door to outside.

UTILITY/CLOAKROOM 6' 9" x 5' 3" (2.06m x 1.6m)

Suite comprising low level WC, wash hand basin with mixer tap, fitted worktop with space and plumbing available below for a washing machine, two windows to side aspect.

FIRST FLOOR LANDING

Radiator, picture rail, stairs leading up to the second floor and doors to :-

BEDROOM ONE 15' 10" into the bay x 14' (4.83m x 4.27m)

Laminate flooring, radiator, bay window to the front aspect with double glazed sash windows, original feature fireplace surround, wash hand basin.

BEDROOM FOUR/DRESSING ROOM 7' 2" x 6' 10" (2.18m x 2.08m)

Located next to bedroom one, picture rail and a door opening out onto :-

BALCONY

Overlooking the front of the property with wooden balustrades.

BEDROOM TWO 13' 4" x 12' 5" (4.06m x 3.78m)

Double glazed sash window to rear aspect, original cast iron feature fireplace surround, wash hand basin.

BEDROOM THREE 12' 2" x 10' 9" (3.71m x 3.28m)

Original sash window with secondary glazing to rear aspect and distant sea views, airing cupboard housing gas boiler.

SHOWER ROOM 9' 3" x 5' 5" (2.82m x 1.65m)

Modern re-fitted suite comprising large walk in shower enclosure with fitted shower screen, wash hand basin, part tiled walls, obscured original sash window to side aspect, airing cupboard housing emersion hot water cylinder.

SEPARATE WC

Suite comprising high level WC with pull chain, original sash window to side aspect.

SECOND FLOOR LANDING

Velux window to rear aspect, access to the loft space, fitted storage cupboard, laminate flooring and doors to :-

BEDROOM FIVE 17' 11" x 10' 5" (5.46m x 3.18m)

Laminate flooring, original sash windows to front and side aspect, access to eaves storage, wash hand basin.

BEDROOM SIX 14' 3" x 10' (4.34m x 3.05m)

Laminate flooring, original sash window to side aspect, wash hand basin and access to eaves storage.

OUTSIDE

To the front of the garden there is a low maintenance front garden which is mainly block paved with established shrub and plant border.

The East facing rear garden comprises a patio area upon entering from the dining room and opens out onto the remainder of the garden which is laid to lawn with an established shrub and plant border, there is an outside tap and garden pathway leading to the rear of the garden where there is a block paved driveway, access from Rosebery Road creating off road parking for two cars.

COUNCIL TAX

Band 'E'











