

Thornley Road | | Felixstowe | IP11 7LA

Offers In Excess Of £1,100,000

NICHOLAS
ESTATES

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Nestled on the charming Thornley Road in Felixstowe, this delightful house offers a perfect blend of comfort and style. With four spacious bedrooms, this property is ideal for families seeking a welcoming home. The layout includes two inviting reception rooms, providing ample space for relaxation and entertaining guests.

One of the standout features of this home is the well-appointed kitchen. Designed with both functionality and aesthetics in mind, it boasts modern appliances and generous counter space, making it a joy for any home cook. Whether you are preparing a family meal or hosting a dinner party, this kitchen is sure to impress.

- Stunning Detached Family House
- Four Double Bedrooms
- En-Suite & Dressing Room to Main Bedroom
- Close to Beach & Town Centre
- Two Reception Rooms
- Landscaped South/West Facing Garden

Entrance Porch

Timber clad entrance porch, front aspect double glazed door, full height picture window, brush mat flooring and feature panel walls, door to;

Hallway

Herringbone wood floor with under floor heating, wall mounted lighting, two radiators, stairs to 1st floor, double doors to the kitchen, doors to;

Office

16'0 in to bay x 12'2 (4.88m in to bay x 3.71m)

Front aspect double glazed bay windows, wood effect flooring with under floor heating, fireplace and built in office furniture.

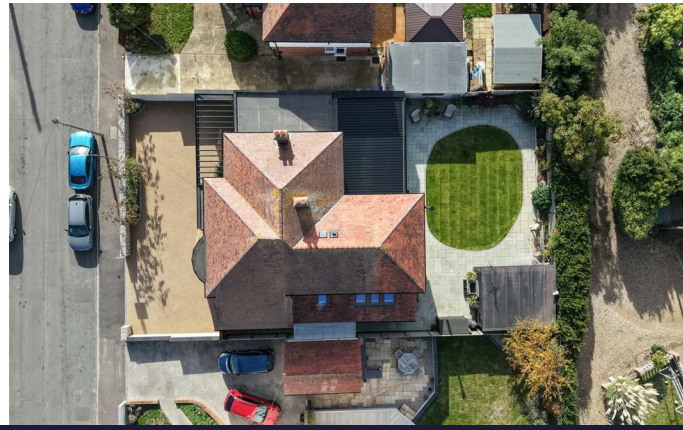
Lounge

21'9 x 12'7 (6.63m x 3.84m)

Rear aspect double glazed bi-fold doors, front & side aspect double glazed windows, two vertical radiators, wood laminate flooring with under floor heating and a fireplace with wood burning stove.



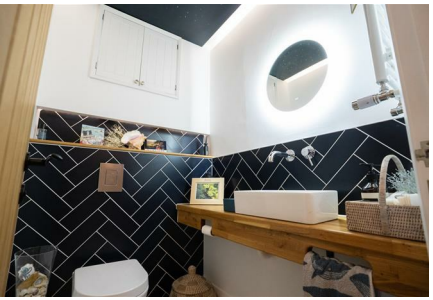




An exceptionally well presented, recently modernised and improved four double bedroom family house, situated in a highly sought after residential location in Old Felixstowe. The accommodation comprises, timber clad entrance porch, hallway, office, lounge, cloakroom and the focal point of the house, an open plan, kitchen/dining/family room with an generous centre island including a











Cloakroom

Tiled flooring, dual flush w/c, vanity unit with wash basin, fibre optic ceiling star lights and tiled splash backs.

Kitchen/Family Room

26 x 25'3 (7.92m x 7.7m)

Rear & side aspect double glazed bi-fold doors, engineered herringbone oak wood flooring, recessed spotlights, 6 recessed Bluetooth ceiling speakers, open drinks/bar dresser, integral double ovens, centre island with induction venting hob, integral fridge/freezer and under counter fridge/freezer, boiler cupboard and storage cupboard, open to the utility room;

Garden Room

25'5 x 16'1 (7.75m x 4.9m)

Electric louvred pergola with glass sliding doors to the garden, horizontal gas fired patio heater, Indian flagstone tile flooring and wall mounted lighting.

Utility Room

7'3 x 7'1 (2.21m x 2.16m)

Side aspect double glazed door, solid oak wood work surface, stainless steel sink & drainer, space for washing machine and tumble dryer, wood effect flooring, recessed spot lights and side aspect Velux window. Door to;

Store Room

19'1 x 9'2 (5.82m x 2.79m)

Auto sensor lighting and power.

Landing

Front aspect double glazed window, hessian carpet, radiator, storage cupboard, loft access and doors to;

Master Bedroom

13'9 x 12'2 (4.19m x 3.71m)

Front aspect double glazed bay window, radiator, wood laminate flooring, feature fireplace, eves walk in wardrobe with auto lighting, door to;

En-Suite

Side aspect double glazed window, heated towel rail, vanity unit with dual flush w/c and hand wash basin, recessed spotlights, Aquaboard shower, tiled walls and extractor fan.

Bedroom 2

15'2 max x 11'6 max (4.62m max x 3.51m max)

Rear aspect double glazed window, radiator, carpet, built in wardrobe, door to;

En-Suite

Side aspect double glazed window,

Bedroom 3

13'4 x 11'0 (4.06m x 3.35m)

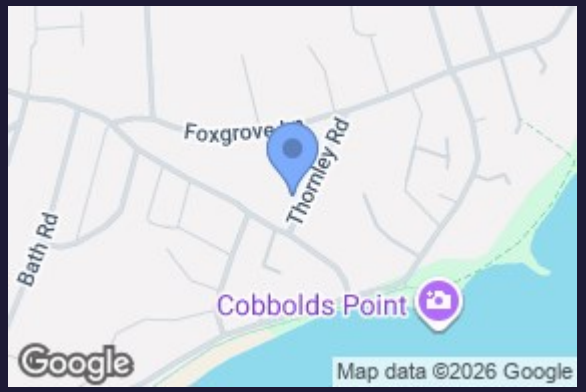
Front aspect double glazed window, carpet, radiator and built in wardrobe.

Bedroom 4

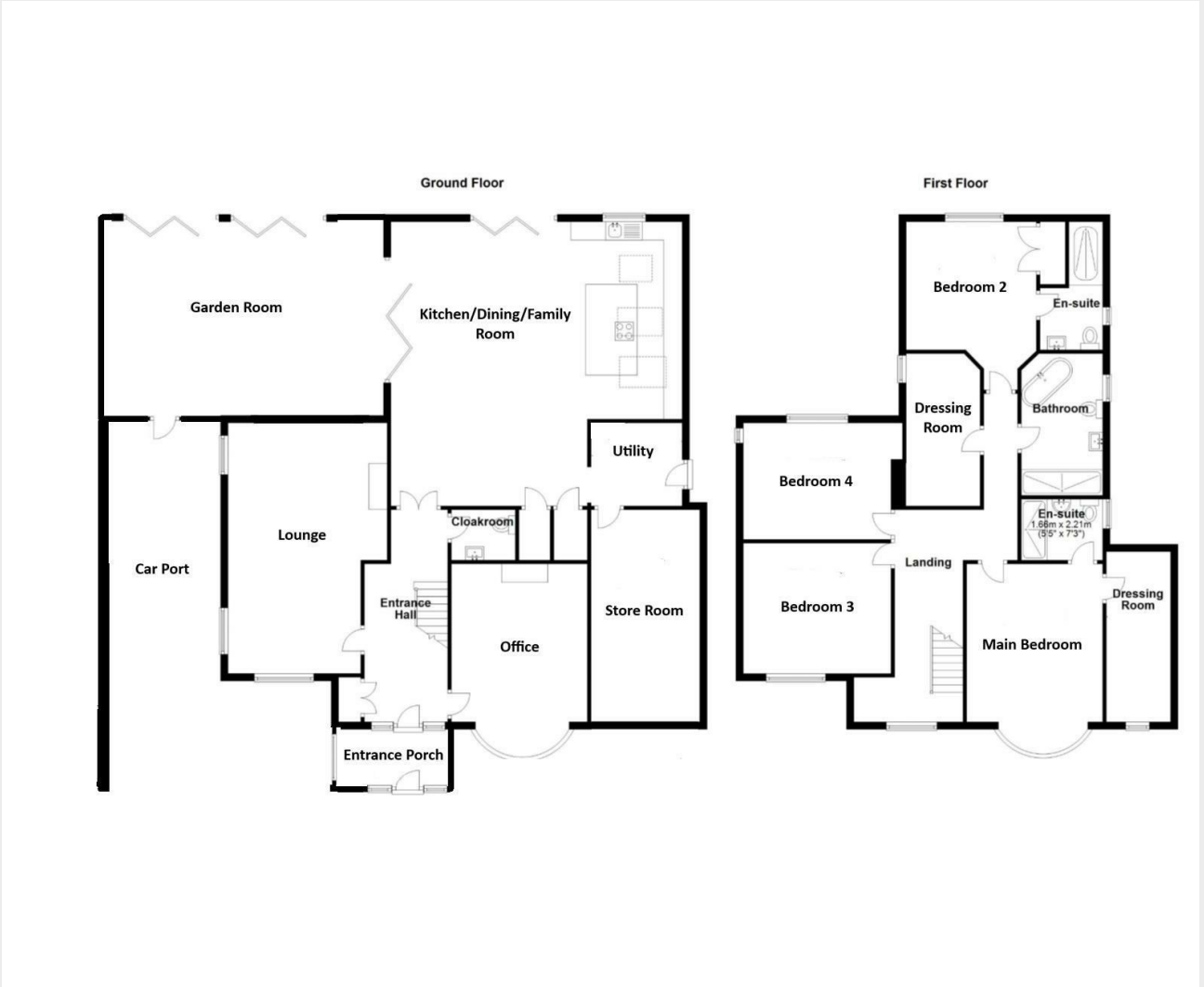
13'4 x 11'0 (4.06m x 3.35m)

Rear aspect double glazed window, radiator and carpet.

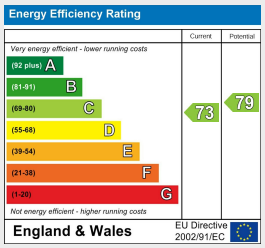








Council Tax Band **F** EPC Rating **C**



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