



22 Fairfield Avenue, Felixstowe, IP11 9JQ

£399,950 FREEHOLD

Offered for sale with no onward chain is this attractive double bay fronted semi detached house of traditional brick cavity wall construction with rendered upper elevations beneath a pitched tiled roof benefiting from a 90' rear garden and being situated in an extremely sought after and popular location ideal for popular schools and the town centre.

The accommodation briefly comprises entrance porch, entrance hallway, lounge, dining room, kitchen/breakfast room, three bedrooms, first floor bathroom and separate WC.

Further benefits include full gas fired central heating via radiators with a modern boiler, UPVC sealed unit double glazed windows, driveway enabling off street parking and access to a single garage and a 90' in depth rear garden.

The property is located in a popular and sought after residential location convenient for highly regarded Fairfield School and is within easy reach to Felixstowe's Railway Station at Great Eastern Square with links to Ipswich and onto Liverpool Street and also the main town centre shopping thoroughfare with a variety of local and national facilities available.

UPVC SEALED UNIT DOUBLE GLAZED DOORWAY

Opening to :-

ENTRANCE PORCH

Leaded light stained glass art deco style door with matching side panels opening to :-

ENTRANCE HALLWAY

Picture rail, staircase leading to the first floor with cupboard below, radiator.

LOUNGE 13' 10" into bay reducing to 11'6" x 13' 6" (4.22m x 4.11m)

York stone fireplace with gas living flame effect fire, marble hearth, ornamental niches, radiator, picture rail, TV point, UPVC sealed unit double glazed window to the front aspect with stained glass leaded light art deco style uppers.

DINING ROOM 11' 10" x 11' 4" (3.61m x 3.45m)

Wall mounted gas fire, picture rail, UPVC sealed unit double glazed French doors opening to the rear garden.

KITCHEN/BREAKFAST ROOM 21' 7" x 8' (6.58m x 2.44m)

Fitted with a comprehensive range of light oak units comprising base cupboards and drawers with work surfaces over, inset composite single drainer one and a half bowl sink unit with mixer tap, tiled splashbacks, matching eye level cupboards, built in electric double oven, gas four ring hob with concealed extractor hood over, space and plumbing for automatic washing machine, space for fridge/freezer, radiator, UPVC sealed unit double glazed window to the side and rear aspect, UPVC sealed unit double glazed door to the side.

FIRST FLOOR

Access to floored and plastered loft space with Velux window to the rear aspect, picture rail, built in over stairs storage cupboard.

BEDROOM ONE 14' into bay reducing to 11'6" x 11' 4" (4.27m x 3.45m)

Comprehensive range of fitted bedroom furniture comprising chest of drawers, knee hole dressing table, wardrobe cupboards and eye level cupboards, matching bedside chest of drawers, radiator, picture rail, UPVC sealed unit double glazed bay window with stained glass art deco style leaded light uppers.

BEDROOM TWO 15' max x 12' max reducing to 8' 6" (4.57m x 2.59m)

Fitted with a comprehensive range of fitted wardrobes including cupboards, chest of drawers, eye level cupboards and matching bedside units, knee hole dressing table, radiator, picture rail, UPVC sealed unit double glazed window to the rear aspect.

BEDROOM THREE 8' 2" x 7' 8" (2.49m x 2.34m)

Radiator, picture rail, UPVC sealed unit double glazed window with stained glass leaded light art deco style uppers to the front aspect.

SHOWER ROOM

Re-fitted with a modern white suite comprising double size shower cubicle with Quartz style waterproof wall panels, dual head shower, recess, wash hand basin with mixer tap and high gloss finished vanity cupboards below, part tiled walls, heated towel rail/radiator, built in cupboard housing wall mounted Viessman gas fired boiler, UPVC sealed unit double glazed window to the rear aspect.

SEPARATE WC

Low level suite, UPVC sealed unit double glazed window to the rear aspect.

OUTSIDE

To the front of the property there is a low maintenance style garden with slate chippings, block paved pathway, shrub borders, matching block paved driveway with wrought iron double gates extending to a further driveway area and enabling access to :-

GARAGE 19' 6" x 9' 4" (5.94m x 2.84m)

Brick construction with a pitched tiled roof, twin opening doors, personal door to the rear, window to the rear and side aspect, power and light connected.

REAR GARDEN

To the rear of the property there is a good size garden measuring approximately 90' in depth comprising mainly lawn with shaped well stocked shrub and flower borders, paved patio area with pergola, cold water tap, timber summer house and timber fencing to the boundaries.

COUNCIL TAX

Band 'D'

Address: 22 Fairfield Avenue, FELIXSTOWE, IP11 9JQ

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