



25 Bath Road, Felixstowe, IP11 7JN

£625,000 FREEHOLD

Offered for sale with no onward chain and located within close proximity to Felixstowe town centre and seafront is this tastefully decorated and extended five/six bedroom Victorian double bay fronted semi detached family home.

In addition the property benefits from 2378 sqft of accommodation which briefly comprises entrance hall, open plan dining room/kitchen, garden room, lounge, utility, cloakroom and cellar. On the first floor is the primary bedroom with en-suite, bedroom two/three and a dressing room, on the second floor are three further bedrooms and a modern shower room.

Heating is applied in the form of gas fired central heating to radiators with electric under floor heating in the lounge and the en-suite and windows are of replacement double glazed UPVC sash windows.

Further benefits to the property include a landscaped west facing rear garden, three balconies, distant sea views and many original features throughout such as fireplaces, cornicing and ceiling roses.

Bath Road is a highly popular and established residential location and is home to Felixstowe Lawn Tennis Club. Felixstowe's sea front 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 sympathetically modernised and characterful accommodation on offer.

ORIGINAL 1890S STAINED GLASS ENTRANCE DOOR

Opening into :-

ENTRANCE HALLWAY 22' x 5' 5" (6.71m x 1.65m)

Radiator, stairs leading up to the first floor, door leading to cellar and further doors to :-

LOUNGE 25' 10" x 10' 10" (7.87m x 3.3m)

Tiled flooring with electric underfloor heating, two windows to side aspect, bi-folding doors to rear aspect, Dolby Atmos surround sound speaker system, sound proof partition wall, designer vertical radiator, Smart lighting and power controlled curtains.

OPEN PLAN KITCHEN/DINING ROOM 28' 5" into the bay x 13' 4" (8.66m x 4.06m)

DINING ROOM 15' into the bay x 13' 4" (4.57m x 4.06m)

Bay window to front aspect with fitted shutter blinds, vertical radiator, original feature fireplace, opening into :-

KITCHEN 12' 5" x 12' 5" (3.78m x 3.78m)

Fitted worktops with matching upstands, white high gloss storage units above and matching storage 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 Lamona double oven, four ring AEG hob with cooker hood above, original feature fireplace, extractor and double doors opening into :-

GARDEN ROOM 11' 5" x 6' 3" (3.48m x 1.91m)

Chequered style tiled flooring, windows and door to rear garden.

UTILITY/CLOAKROOM 7' 7" x 6' 10" (2.31m x 2.08m)

Suite comprising low level WC, wash hand basin with mixer tap, heated towel rail, fitted worktops with space and plumbing available below for a washing machine and a tumble dryer, high white gloss fitted storage units, extractor, obscured window to side aspect.

CELLAR 17' 9" x 12' (5.41m x 3.66m)

Light and power connected, fitted work bench, Viessman combination boiler and pressurised hot water cylinder.

FIRST FLOOR LANDING

Vertical radiator, stairs leading up to the second floor and doors to :-

PRIMARY BEDROOM 18' 4" x 15' 6" into the bay (5.59m x 4.72m)

Bay window to the front aspect with UV/heat detector filters on windows, blackout blinds and fitted shutter blinds. Additional door to balcony and distant sea views, radiator, original feature fireplace and door to :-

EN-SUITE 12' 4" x 11' 7" (3.76m x 3.53m)

Stunning industrial style designer en-suite with suite comprising WC, bidet, designer copper and tin wash hand basin with freestanding mixer tap, freestanding copper and tin roll top bath with central mixer tap and shower head attachment, extra large walk in shower with twin shower head, tiled flooring and part tiled walls, heated towel rail, electric underfloor heating, industrial style wall lights, two radiators, obscured window to the rear aspect.

BEDROOM TWO 11' 3" x 11' 1" (3.43m x 3.38m)

The room has been enlarged however a stud wall can be replaced to create a corridor to bedroom three, radiator, window to side aspect, Tech cupboard installed for living room lights, curtains and electric underfloor heating, door to :-

BEDROOM THREE 14' x 11' 1" (4.27m x 3.38m)

Vertical radiator, window to side aspect, Butler style hand wash basin with mixer tap, bi-folding doors opening onto balcony overlooking the rear garden.

DRESSING ROOM 7' 7" x 6' 10" (2.31m x 2.08m)

Formerly a bathroom and can be converted back, radiator, obscured window to side aspect, extractor, fitted hanging rails.

SECOND FLOOR LANDING

Access to eaves storage, radiator and doors to :-

BEDROOM FOUR 18' 4" max x 12' 7" (5.59m x 3.84m)

Two radiators, original feature fireplace, access to eaves storage, window to side aspect and double doors opening out onto balcony with distant sea views.

BEDROOM FIVE 19' 7" reducing to 14' 1" x 8' 8" (5.97m x 2.64m)

Radiator, window to rear aspect, walk in wardrobe.

BEDROOM SIX 11' 7" x 10' 3" (3.53m x 3.12m)

Radiator, windows to rear and side aspect, original feature fireplace, access to eaves storage and access to loft space.

SHOWER ROOM 12' 9" x 7' (3.89m x 2.13m)

Modern re-fitted suite comprising low level WC, wash hand basin with mixer tap, walk in shower, part tiled walls, extractor, obscured window to side aspect, radiator, Velux window.

OUTSIDE

To the front of the property is a block paved driveway creating off road parking and a pathway leading to the entrance door.

The rear garden is of west elevation, has cat proof fencing, outdoor lighting under balcony, two tiled patio areas, side access gate and an area laid to lawn, shed with light and power connected.

COUNCIL TAX

Band 'E'









