

Scott Beckett
Estate Agents







17 Cowley Road, Felixstowe, IP11 7BU

£385,000 FREEHOLD

A greatly extended and well presented semi detached four bedroom property extending to approximately 116 sqm in size (1248 sq ft) , benefiting from a beautiful enclosed cottage style garden and from being ideally located only two roads from Felixstowe's main town centre.

The property offers much character with stripped wood internal doors, skirtings and staircase, working open fireplaces to both lounge and dining room in addition to a log burning stove in the kitchen / breakfast room and also features vaulted ceilings to kitchen, bathroom and one bedroom each with Velux windows.

Incorporated within the extension is one of the four bedrooms with en-suite shower room and with ladder access to further mezzanine occasional sleeping area offering versatility and further increasing useable floorspace.

Additional accommodation consists of a reception hallway, through lounge / dining room, a study and first floor bathroom with free standing dawed bath and separate shower cubicle.

Externally a block paved driveway enables off street parking for two vehicles and leads to an integral garage whilst to the rear aspect the cottage style garden is fully enclosed.

Heating is supplied in the form of Gas Fired Central Heating to radiators and windows and doors are of double glazed construction including patio doors to the rear garden.

Cowley Road proves a popular established road close to the town centre with its range of shopping facilities and public both bus and train public transport links but is also just a short walk from the sea at Undercliff Road West.

Rarely available to the market an internal inspection is advised to fully appreciate the unique nature and character of the accommodation on offer.

UPVC DOUBLE GLAZED ENTRANCE DOOR
Leaded stained glass inner and side panels leading to :-

RECEPTION HALLWAY 15' X 7'6" max reducing to 6' 1" (4.57m x 1.85m)
Radiator, staircase leading to first floor landing, under stairs storage cupboard, two wall lights, mains connected smoke detector, doors leading to :-

THROUGH LOUNGE/DINING ROOM 27' 3" max into bay x 13' 2" (8.31m x 4.01m)
Two rooms currently open plan but with double doorway (no doors fitted) therefore enabling rooms to be easily fully separated if so desired and consisting of :-

LOUNGE 14' into bay reducing to 11' x 13' 2" (4.27m x 4.01m)
Radiator, feature working open fireplace , UPVC double glazed bay window to front aspect.

DINING ROOM 12' 8" x 11' 10" (3.86m x 3.61m)
Two wall lights, radiator, feature working open fireplace, UPVC double glazed patio doors leading onto rear garden and decking area.

KITCHEN/BREAKFAST ROOM 14' 6" max x 16' 3" max (4.42m x 4.95m)
L-shaped, extended and consisting of :-

BREAKFAST/DINING AREA 14' 6" x 7' 3" (4.42m x 2.21m)
With cast iron multi-fuel burner set within chimney breast, tiled flooring, built in shelved storage cupboard, additional fitted storage cupboard with adjacent wine racks, radiator, build in understairs pantry/store cupboard, UPVC double glazed window to rear aspect, UPVC double glazed door leading onto rear garden, Velux window in vaulted ceiling, door leading into garage.

KITCHEN AREA 9' 7" x 9' (2.92m x 2.74m)
Vaulted ceiling with Velux window. Single drainer one and a half bowl sink unit with mixer taps and cupboards under, fitted drawers, cupboards, units and work surfaces, built in extractor hood, plumbing for automatic washing machine, plumbing for dishwasher, space for free standing fridge, gas and electric cooker point, UPVC double glazed window to rear aspect.

FIRST FLOOR LANDING 11' x 11'2" max reducing to 7' 4" (3.35m x 2.24m)
A spacious landing with doors leading to :-

BEDROOM ONE 14' 1" into bay reducing to 11'3" x 11' 9" (4.29m x 3.58m)
Radiator, UPVC double glazed bay window to front aspect.

BEDROOM TWO 11' 9" x 11' 9" (3.58m x 3.58m)
Radiator, UPVC double glazed window to rear aspect.

BEDROOM THREE 7' 4" x 6' (2.24m x 1.83m)
Radiator, UPVC double glazed window to front aspect.

BEDROOM FOUR 11' 3" reducing to 6' x 7' 10" (3.43m x 2.39m)
Forming part of the extension to the property, the room has access to an en-suite shower room and also staircase leading up to mezzenine sleeping area. Radiator, UPVC double glazed window to front aspect.

MEZZANINE SLEEPING AREA 8' x 4' 7" (2.44m x 1.4m)
Velux window, wall light.

EN-SUITE SHOWER ROOM 5' x 4' 6" (1.52m x 1.37m)
Fully tiled wall and floor surfaces and comprising a corner shower cubicle with shower inset, low level WC, wash hand basin, heated towel rail/radiator, recessed LED spotlights, extractor fan.

BATHROOM 9' 5" x 8' max (2.87m x 2.44m)
A spacious bathroom with clad vaulted ceiling and Velux window. The bathroom consists of freestanding clawed bath with side mixer taps and shower attachment, low level WC, wash hand basin, corner shower cubicle with wall mounted Triton T80 shower inset, radiator, part tiled wall surfaces, tiled flooring, extractor fan, UPVC double glazed window to rear aspect.

OUTSIDE
The property stands recessed from Cowley Road and has a block paved driveway enabling off street parking for two vehicles, also a raised garden area mainly gravel and with shrubs.

GARAGE 16' 10" x 7' 11" (5.13m x 2.41m)
Double wooden doors, light and power connected and personal door allowing access into breakfast room.

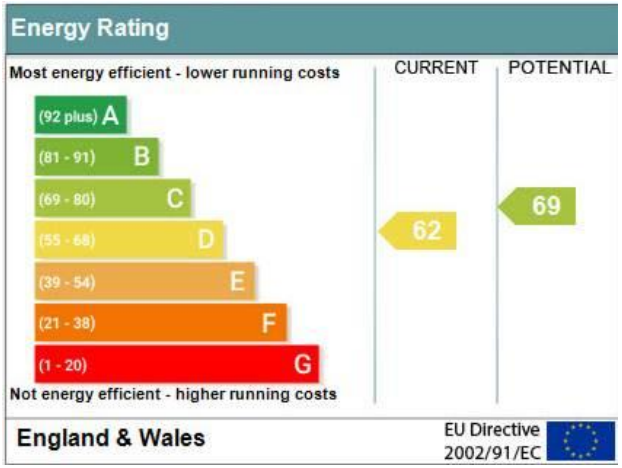
REAR GARDEN
The property offers a beautifully maintained cottage style garden extending to approximately 33' x 30' being well planted with a wide variety of established shrubs and featuring a patio / terrace, timber decking. Fully enclosed and housing both a timber storage shed, summer house and ornamental pond.

TIMBER STORAGE SHED Approx 7' 8" x 5' (2.34m x 1.52m)
With light and power connected.

SUMMER HOUSE 7' 8" x 5' 9" (2.34m x 1.75m)
With double doors allowing access from garden. Power not connected.

AGENT'S NOTE
In accordance with the Estate Agency Act 1979 we confirm that the vendor of the property is a relative of an employee of Scott Beckett Estate Agents.

COUNCIL TAX
Band 'C'











O: 19 Hamilton Road, Felixstowe, Suffolk, IP11 7AX T: 01394 338000 **E:** enquiries@scottbeckett.co.uk **W:** www.scottbeckett.co.uk

The Property Ombudsman

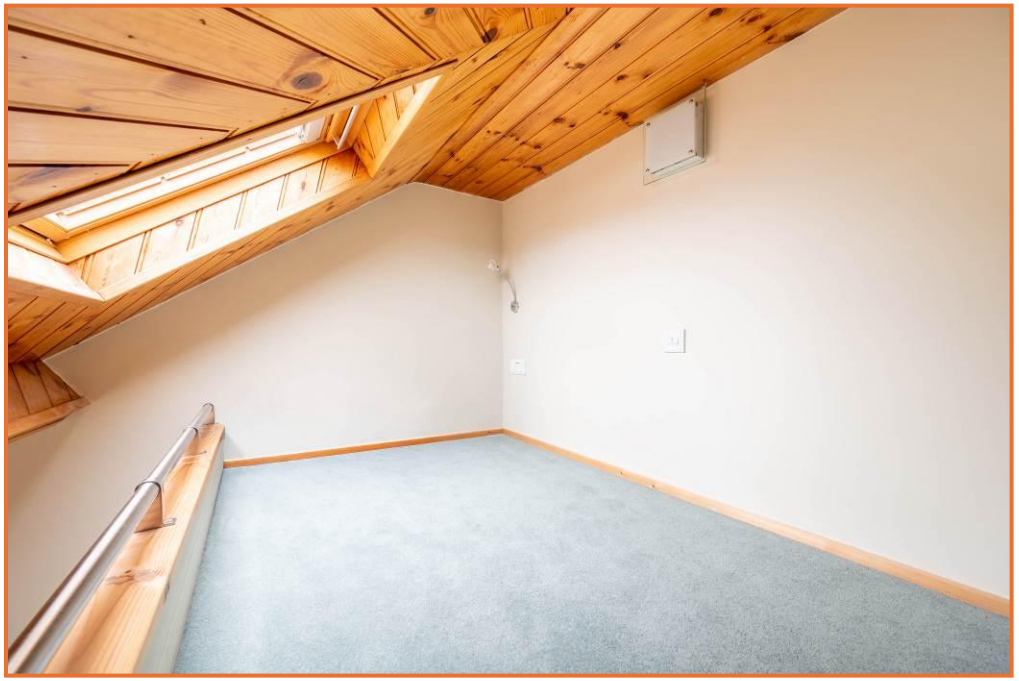
























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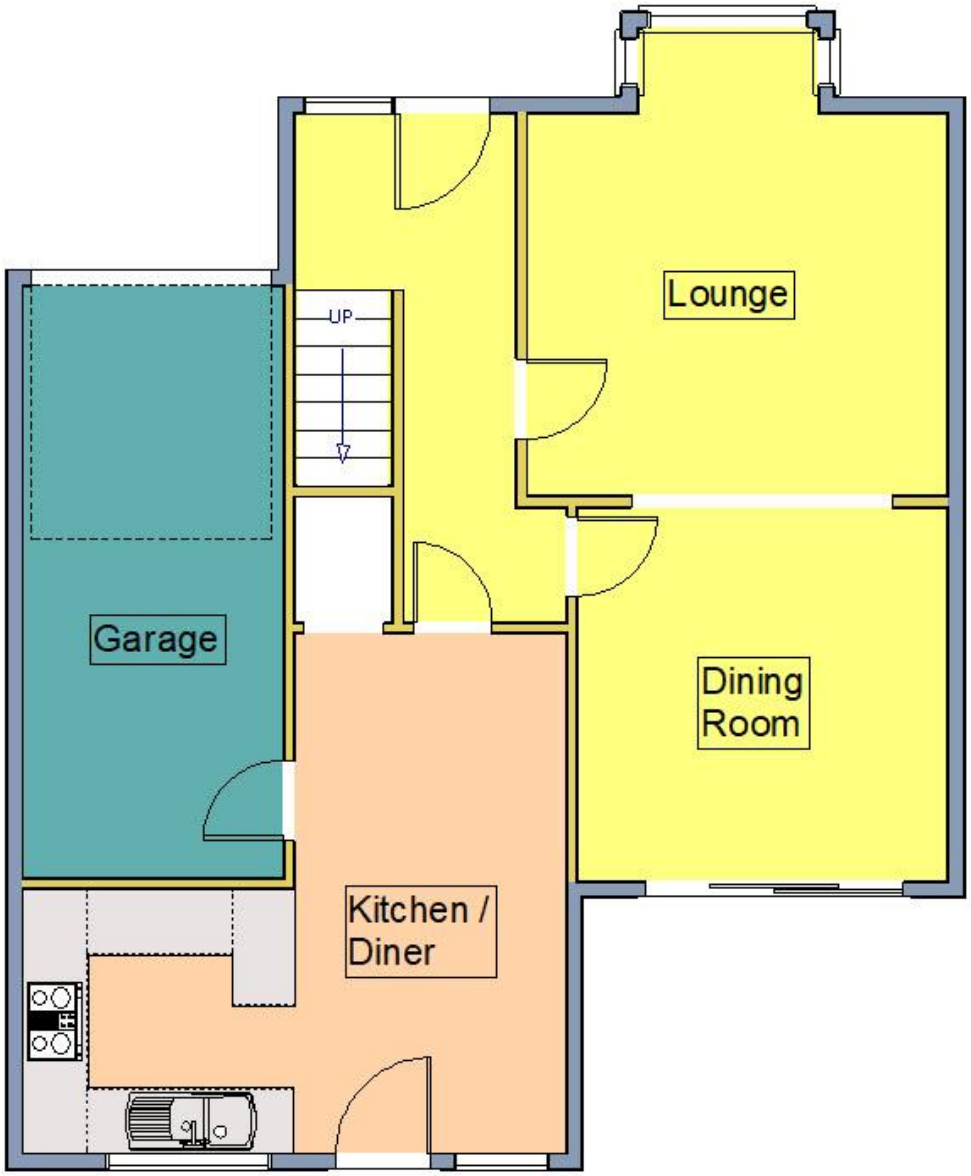

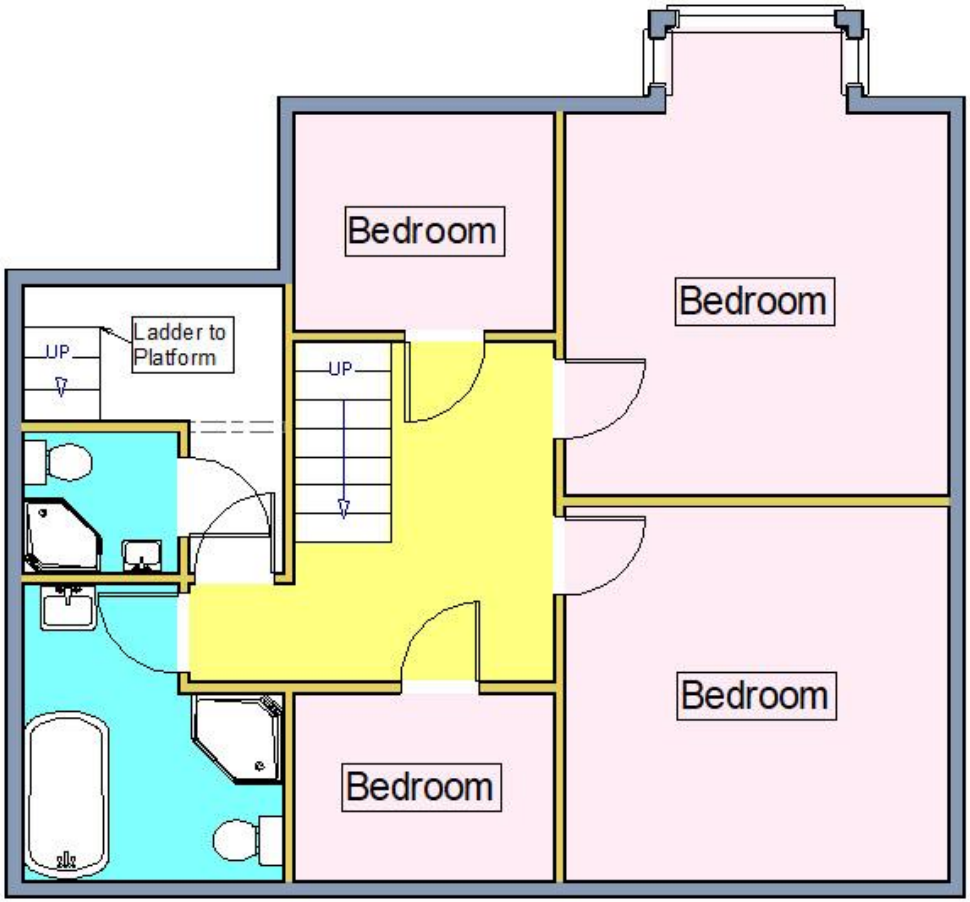

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