

The Talbots | Orwell Road | Felixstowe | IP11 7QD

£300,000

NICHOLAS
ESTATES

The Talbots | Orwell Road
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A three bedroom end terrace house situated in the popular town centre location of Orwell Road. The Talbots is an ideal family home, offering spacious and versatile accommodation throughout. The ground floor features a welcoming lounge, open-plan kitchen/diner and convenient cloakroom. Upstairs, there are two double bedrooms, a further single bedroom and a family bathroom. Outside, the property benefits from a fully enclosed south-facing rear garden with a generous lawn, established shrubs and patio area, perfect for family activities and outdoor entertaining. Driveway parking and a single attached garage complete this appealing home.

- End Terrace House
- Three Bedrooms
- Fully Enclosed South Facing Garden
- Town Centre Location
- Open Plan Living Area

Entrance Hall

Front aspect double glazed door, carpet, radiator, stairs to 1st floor, doors to;

Cloakroom

Front aspect double glazed window, radiator, low level flush w/c, hand wash basin and vinyl flooring.







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Kitchen/Diner
18'6 x 9'4 (5.64m x 2.84m)

Two front aspect double glazed windows, vinyl flooring to the kitchen and carpet to dining area, work surface with sink & drainer, space for washing machine & tumble dryer, gas hob, electric double oven, wall and base mounted units and radiator, open to;

Lounge
16'0 x 11'9 (4.88m x 3.58m)

Rear aspect double glazed sliding door to the rear garden, rear aspect double gazed window, radiator, carpet and wall mounted lights.

Landing
Carpet, radiator, doors to;

Bedroom 1
13'6 x 9'5 (4.11m x 2.87m)

Two front aspect double glazed windows, radiator, carpet and built in wardrobe.

Bedroom 2
14'7 x 8'5 (4.45m x 2.57m)

Two rear aspect double glazed windows, carpet, radiator and built in wardrobe.

Bathroom
Front aspect double glazed window, radiator, low level flush w/c, hand wash basin, panelled bath with shower over and tiled surround, tiled walls and airing cupboard.

Bedroom 3
8'9 x 7'3 (2.67m x 2.21m)

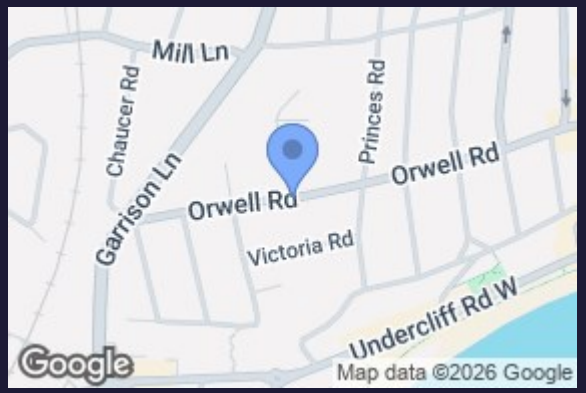
Rear aspect double glazed window, radiator and carpet.

Garage
15'7 x 9'2 (4.75m x 2.79m)

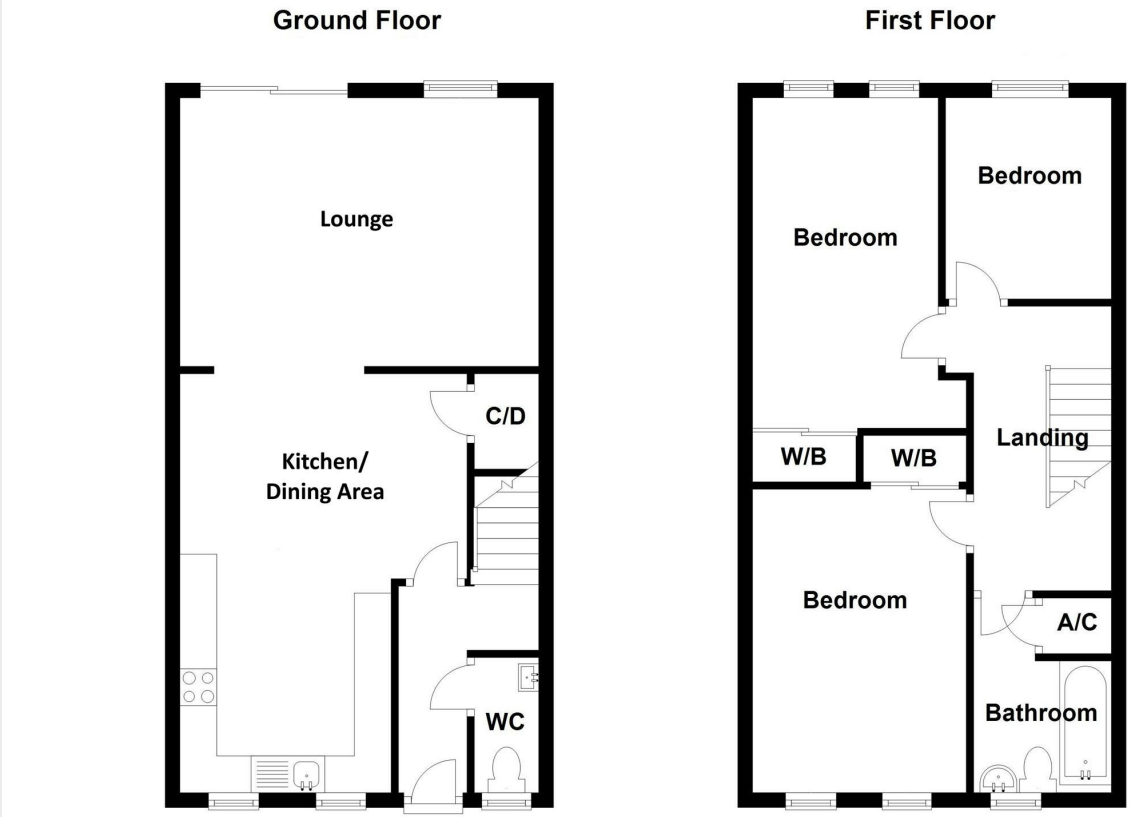
Up & over door, electric, power & rear aspect door

Outside
To the front the property is approached via a driveway providing off road parking for one vehicle, path to the front door and access to the attached single garage. To the rear the south facing garden is largely laid to lawn with mature shrubbery and bushes.





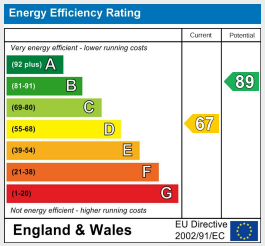




Total area: approx. 91.7 sq. metres (987.5 sq. feet)

Council Tax Band **C**

EPC Rating **D**



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