Scott Beckett
Estate Agents

24 Grange Road, Felixstowe, IP11 2JE

£249,995 FREEHOLD

Set slightly recessed from Grange Road, a well presented semi-detached three bedroom family home of traditional brick cavity wall construction beneath a tiled roof.

In addition to the three bedrooms the property benefits from off street parking for numerous vehicles via driveway in addition to a detached brick built garage and a private westerly facing rear garden.

The accommodation in brief comprises entrance hall, lounge/diner, kitchen, upstairs are three bedrooms and a family bathroom. Heating is supplied in the form of gas fired central heating to radiators and windows are of double glazed construction.

The property is conveniently located within close proximity to a major supermarket, doctor's surgery and a pharmacy with links to the A14 also nearby. Local primary schools Grange and SET Felixstowe are nearby as well as Felixstowe High School.

Being rarely available to the market, a viewing is highly recommended to appreciate the accommodation on offer.

UPVC DOUBLE GLAZED ENTRANCE DOOR
Opening into :-

ENTRANCE HALLWAY 14' 6" x 5' 10" (4.42m x 1.78m)
Radiator, stairs leading up to the first floor with an under stairs storage cupboard and doors to :-

LOUNGE/DINER 23' 10" x 10'7" reducing to 8' 11" (7.26m x 2.72m)
Two radiators, TV point, gas feature fire with fireplace with surround, floor to ceiling window to front aspect and patio doors to rear garden, wall lights.

KITCHEN 8' 11" x 7' 6" (2.72m x 2.29m)
Fitted worktops with a tiled splashback with fitted storage units above and matching storage units and drawers below, stainless steel one and a half bowl sink unit with mixer tap and single drainer, space and plumbing available for a washing machine and further space available for freestanding fridge/freezer, Hotpoint electric oven with four ring Neff hob and cooker hood above, pantry cupboard, window to rear aspect, door to outside.

FIRST FLOOR LANDING
Window to side aspect and doors to :-

BEDROOM ONE 11' 11" x 9' 11" (3.63m x 3.02m)
Radiator, window to rear aspect, fitted wardrobes.

BEDROOM TWO 11' 6" x 9' 11" (3.51m x 3.02m)
Radiator, window to front aspect.

BEDROOM THREE 8' 1" reducing to 4'11" x 6' 6" (2.46m x 1.98m)
Radiator, window to front aspect.

BATHROOM 8' 1" x 6' 6" (2.46m x 1.98m)
Suite comprising low level WC, wash hand basin, panelled bath with electric shower over, fitted shower screen, part tiled walls, heated towel rail, access to loft space, obscured window to rear aspect, airing cupboard housing Alpha combination boiler.

OUTSIDE

To the front of the property there is a good size front garden with an area laid to lawn with established shrub and plant border and a low brick wall to the front and one side boundary, a gated driveway enabling ample off road parking, the driveway runs down the side of the property with access to the garage.

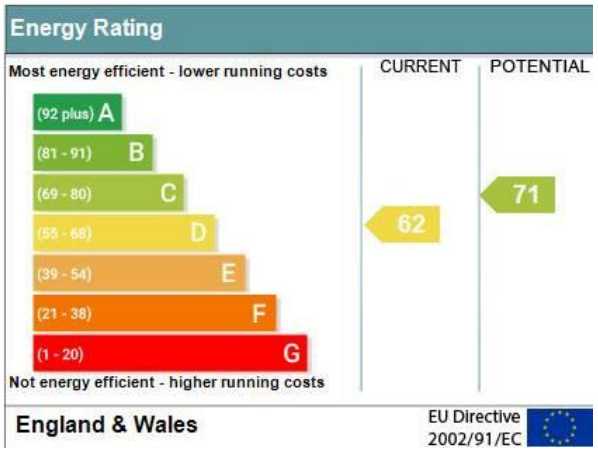
The rear garden is of westerly aspect and comprises a patio area opening out on to the remainder of the garden which is laid to lawn, enclosed by fencing and has an established shrub and plant border, outside lighting, outside tap, storage shed.

GARAGE 16' 6" x 8' 3" (5.03m x 2.51m)

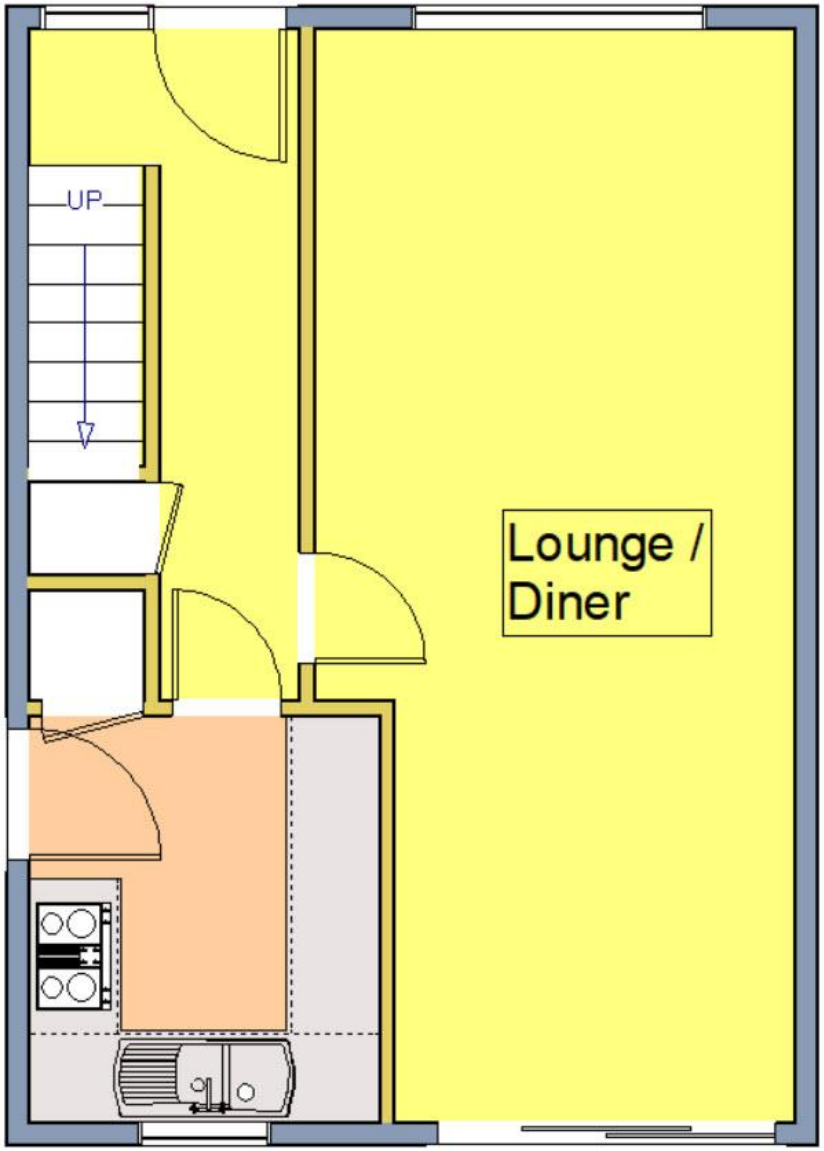
Up and over door, light and power connected, window to rear aspect.

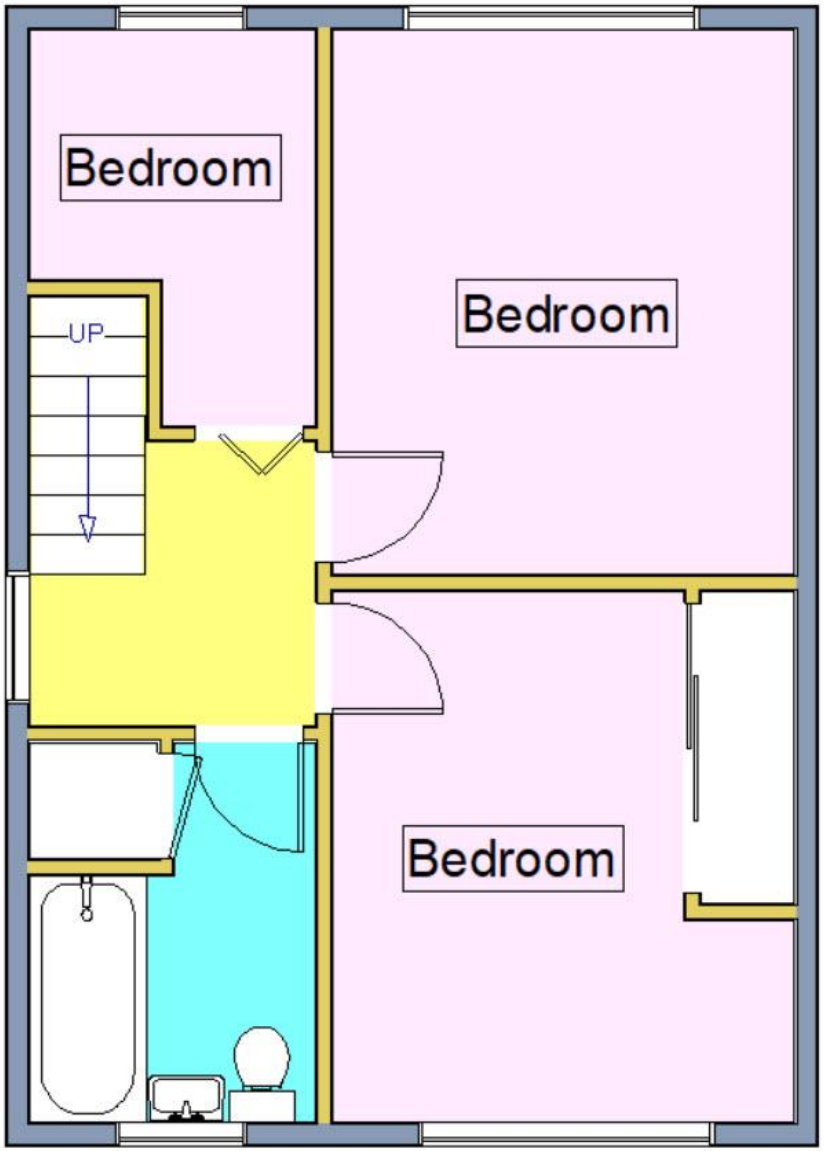
COUNCIL TAX

Band 'C'



HALIFAX





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