



Felixstowe Road, Ipswich, IP3 9AB

welcome to

Felixstowe Road, Ipswich

This beautifully presented, double bay fronted family home benefits from three bedrooms, a cosy lounge, a separate dining room, a modern kitchen, a ground floor cloakroom, a 1st floor bathroom, a fitted EV charger and a stunning rear garden with cabin.

Entrance Hall

Stunning entrance hall with grey wood effect flooring, one radiator, an understairs storage cupboard, a pantry area and spotlights.

Cloakroom

Low level WC, wash hand basin, a wall papered wall, tiled flooring and double glazed window to the side.

Lounge

Cosy lounge with double glazed bay window to the front, grey wood effect flooring, one radiator and TV point.

Dining Room

Spacious dining room, flooded with light via two double glazed windows to the rear, a glazed door to the garden, grey wood effect flooring, suspended lights and one radiator.

Kitchen

Modern kitchen with eye and base level units in high gloss cashmere with wood effect worktop surfaces, a black one and a half bowl sink plus drainer and chrome mixer tap, a wall mounted gas fired boiler, an integrated oven with gas hob and extractor hood, space for a washing machine, one radiator, Porcelain tiled flooring, double glazed window to the side and a door to the garden.

First Floor Landing

Grey wood effect flooring, loft hatch and a storage cupboard,

Master Bedroom

Enormous master bedroom, spanning the entire width of the property, with a large double glazed bay window to the front, an additional double glazed window to the front, grey wood effect flooring, one radiator, a wall papered wall and fitted shelving.

Bedroom Two

Double glazed window to the rear, grey wood effect flooring and one radiator.

Bedroom Three

Double glazed window to the rear, grey wood effect flooring, a panelled wall, an exposed fitted wardrobe and one radiator.

Bathroom

Tiled flooring, fully tiled walls, low level WC, wash hand basin, a bath with overhead shower and waterfall showerhead, chrome heated towel rail, extractor fan and double glazed window to the side.

Outside: Front Garden

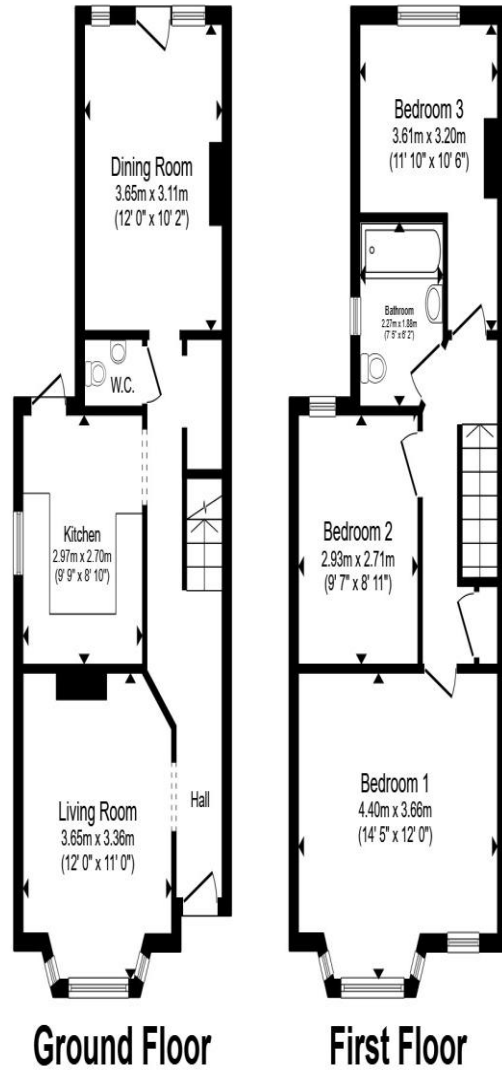
A block paved frontage, a fitted EV charger and a side access leading to the rear garden.

Rear Garden

Beautifully presented rear garden with a patio area wrapping around the side of the property, an outside tap and light, a side access gate, power point, a patio area with a raised sleeper border, a grassed area, a further patio area to the rear with a canopy and access to the cabin.

Cabin

With power, light, double glazed window to the front, a UPVC door to entry and a patio area outside with canopy over.



Total floor area 86.1 m² (927 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to
Felixstowe Road,
Ipswich

- Double bay fronted family home
- Cosy lounge
- Separate dining room & modern kitchen
- Ground floor cloakroom & 1st floor bathroom
- Enormous bay fronted master bedroom

Tenure: Freehold EPC Rating: D
Council Tax Band: B

£270,000



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Property Ref:
IPS121412 - 0002

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