



**87 Melford Way, Felixstowe, IP11 2UH**

**£275,000 FREEHOLD**

Located in a quiet cul-de-sac in the popular Cavendish Park development of Felixstowe is this modern three bedroom end of terrace family home.

In addition to the three bedrooms the property benefits from off road parking, a garage and a private south west facing rear garden (to be landscaped April 2026).

Further benefits include a modern open plan lounge/dining/kitchen space and a modern bathroom. The property is conveniently located within close proximity to a major supermarket, doctors surgery and a pharmacy. Links to the A14 are also nearby.

The accommodation in brief comprises entrance hall, lounge/diner/kitchen, upstairs are three bedrooms and modern bathroom. Heating is supplied in the form of gas fired central heating to radiators (boiler and new radiators installed approx. 18 months ago) and windows are of double glazed construction.

A viewing is highly recommended to appreciate the modern accommodation on offer.

#### **ENTRANCE DOOR**

Opening into :-

#### **ENTRANCE HALLWAY 13' 4" x 5' 11" (4.06m x 1.8m)**

LVT flooring, radiator, stairs leading up to the first floor, obscured window to front aspect, door to :-

#### **OPEN PLAN LOUNGE/DINER/KITCHEN**

##### **LOUNGE/DINER 19' 8" x 11' 6" max reducing to 8' 2" (5.99m x 2.49m)**

LVT flooring, vertical radiator, window to front aspect, window to rear aspect, TV point, double width opening into :-

##### **KITCHEN 12' 10" x 8' 10" (3.91m x 2.69m)**

Modern re-fitted kitchen comprising fitted worktops with a tiled splashback, fitted storage units above and matching units and drawers below, stainless steel sink unit with mixer tap and single drainer, space and plumbing available for a washing machine and further spaces available for a freestanding fridge/freezer and cooker, vertical radiator, windows and door to rear aspect.

#### **FIRST FLOOR LANDING**

Access to the loft space (Boiler located in loft and was installed approx. 18 months ago), storage cupboard and doors to :-

##### **BEDROOM ONE 11' 4" x 10' 1" into wardrobe (3.45m x 3.07m)**

Radiator, window to rear aspect, fitted wardrobes.

##### **BEDROOM TWO 11' 6" reducing to 9' 6" x 8' 3" (3.51m x 2.51m)**

Radiator, window to front aspect.

##### **BEDROOM THREE 8' 6" x 6' (2.59m x 1.83m)**

Radiator, window to front aspect, above stairs storage cupboard.

##### **BATHROOM 8' 10" x 6' 3" (2.69m x 1.91m)**

Modern re-fitted suite comprising WC with hidden cistern, vanity wash hand basin with mixer tap and storage cupboard below, L-shaped panel bath with mixer tap and shower over, fitted shower screen, tiled walls, LVT flooring, heated towel rail, obscured window to rear aspect.

#### **OUTSIDE**

The front of the property has been fully shingled to create an off road parking space. The garage is located in a block to the side of the property with off road parking for two cars in front of.

##### **GARAGE 17' 8" x 8' 1" (5.38m x 2.46m)**

Pitched roof garage with up and over door, light and power connected.

#### **REAR GARDEN**

(To be landscaped April 2026) comprising of a newly laid patio area, raised sleeper beds, new lawn and the garden is enclosed by fencing, outside tap and is south west facing.

#### **COUNCIL TAX**

Band 'B'



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

