



Cowpasture Drive | | Felixstowe | IP11 6AD

Offers In Excess Of £415,000

NICHOLAS
— ESTATES —

Cowpasture Drive |
Felixstowe | IP11 6AD
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A very well presented five bedroom detached family house, situated in the new Trelawny Place development.

- Detached Family House
- En-Suite Shower Room
- Integral Garage
- Five Bedrooms
- Kitchen/Dining Room
- Home Gym/Office

Entrance Hall

Front aspect double glazed door, wood effect flooring, vertical radiator, stairs to 1st floor;

Cloakroom

Low level flush w/c, hand wash basin, heated towel rail, wood effect flooring, part tiled walls, recessed spot lights and extractor fan.

Lounge

17'7 x 10'5 (5.36m x 3.18m)

Front aspect double glazed window, carpet and radiator.



A very well presented five bedroom detached family house, situated in the new Trelawny Place development. The accommodation comprises, entrance hall, downstairs cloakroom, lounge and a generous kitchen/dining room. To the first floor offers a master bedroom with an en-suite shower room, four further bedrooms, with the fifth bedroom providing potential office usage. Outside the property benefits off road parking



Kitchen/Diner

28'1 x 10'7 (8.56m x 3.23m)

Two rear aspect double glazed doors, rear aspect double glazed window, wood effect flooring, radiator, wall and base mounted units, larder style cupboard, composite granite effect work surface with an inset 1.5 bowl sink, integral microwave oven, electric oven & grill, induction hob with extractor over, gas fired combination boiler and recessed spot lights

Landing

Airing cupboard, loft access, carpet, doors to;

Principal Bedroom

14'7 x 10'2 (4.45m x 3.1m)

Front aspect double glazed window, radiator, carpet, built in wardrobe, door to;

En-Suite

Front aspect double glazed window, radiator, half tiled walls, vinyl flooring, low level flush w/c, hand wash basin, recessed spot lights, extractor fan and tiled shower cubicle.

Bedroom 2

11'4 x 9'9 (3.45m x 2.97m)

Rear aspect double glazed window, radiator and carpet.

Bedroom 3

10'7 excl rec x 10'7 (3.23m excl rec x 3.23m)

Front aspect double glazed window, carpet and radiator.

Bedroom 4

10'0 x 9'5 (3.05m x 2.87m)

Rear aspect double glazed window, carpet and radiator.

Bathroom

Side aspect double glazed window, heated towel rail, low level flush w/c, hand wash basin, tile effect floor, half tiled walls, panelled bath with tiled surround and shower over, extractor fan and recessed spot lights.

Bedroom 5

9'5 x 7'5 (2.87m x 2.26m)

Rear aspect double glazed window, carpet and radiator.

Integral Garage

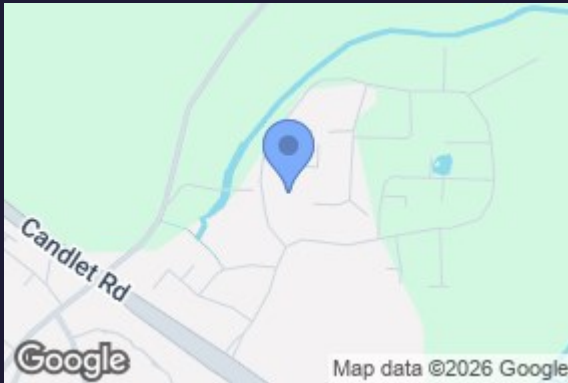
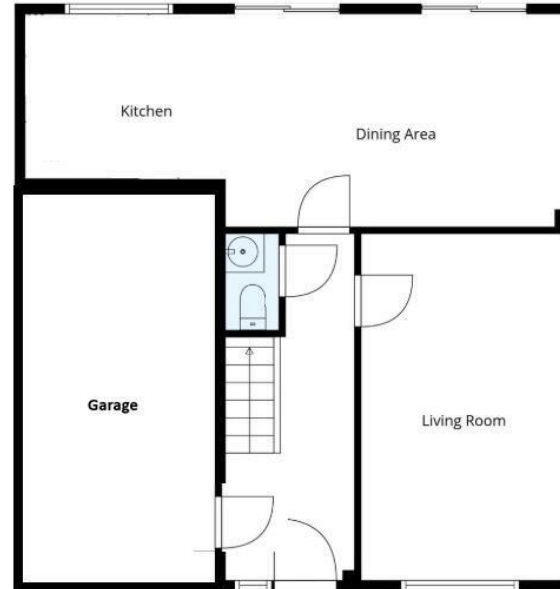
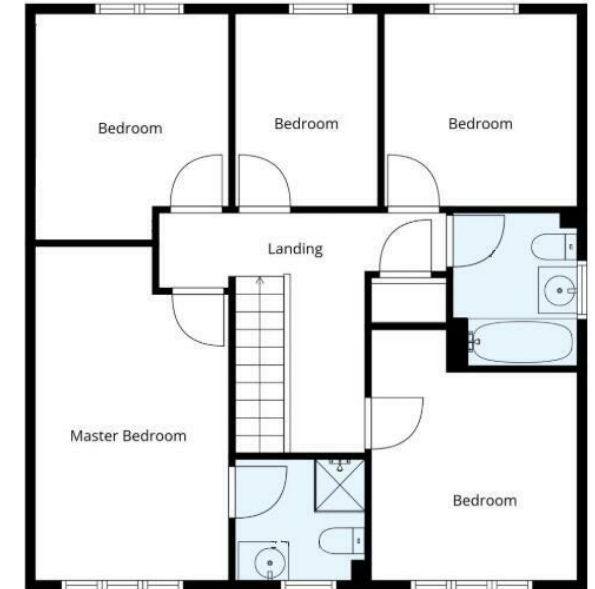
19'7 x 9'8 (5.97m x 2.95m)

Up & over door, power, light and space for washing machine.

Home Office/Gym

13'3 x 10'2 (4.04m x 3.1m)

Double glazed sliding entrance door, power, light, wood effect flooring and recessed spot lights.



Council Tax Band **E** EPC Rating **B**

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(12 plus) A	
(81-91) B	84
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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