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184 High Road West, Felixstowe, IP11 9BB

£300,000 FREEHOLD

Located in the popular residential village of Walton close to local amenities is this greatly extended bay fronted three bedroom semi detached family home with the addition of a one bedroom two storey annexe.

In addition the property benefits from off road parking, two reception rooms and a generous sized rear garden.

The accommodation in brief comprises entrance porch, entrance hall, lounge, dining room, kitchen, bathroom, upstairs are three bedrooms. The annexe forms part of the extension and the accommodation comprises lounge, kitchen, upstairs is a bedroom with an en-suite shower room. Heating is supplied in the form of gas fired central heating to radiators and windows are of double glazed construction, the property further benefits from solar panels fitted on the front roof.

The property is conveniently located within close proximity to a host of shops and amenities located on Walton High Street. Local schooling including Felixstowe High School is also nearby as well as links to the A14. Felixstowe town centre is just under a mile away.

Properties with an annexe are rarely available so viewing is highly recommended.

UPVC ENTRANCE DOOR TO ENTRANCE PORCH
Door opening into the annexe and a further entrance door opening into :-

ENTRANCE HALLWAY Laminate flooring, radiator, stairs leading up to the first floor and door to :-

LOUNGE 13' 1" into the bay x 9' 10" (3.99m x 3m)
Laminate flooring, radiator, TV point, bay window to the front aspect.

DINING ROOM 13' 3" x 10' 11" (4.04m x 3.33m)
Laminate flooring, radiator, French doors to rear garden, under stairs storage cupboard, electric feature fireplace and a door opening into :-

KITCHEN 13' 4" x 7' 11" (4.06m x 2.41m)
Re-fitted kitchen comprising fitted worktops with high white gloss 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, integrated dishwasher, space and plumbing available for a washing machine and further spaces available for freestanding American style fridge/freezer, space for Rangemaster cooker, tiled flooring, window to side aspect, door to outside, cupboard housing Baxi combination boiler and further door to :-

BATHROOM 6' 10" x 5' 11" (2.08m x 1.8m)
Suite comprising low level WC, wash hand basin with mixer tap, P-shaped jacuzzi bath with electric shower over, part tiled walls, heated towel rail, tiled flooring, extractor, obscured window to rear aspect.

FIRST FLOOR LANDING
Doors to :-

BEDROOM ONE 11' 5" to wardrobe face x 10' 11" (3.48m x 3.33m)
Laminate flooring, radiator, window to front aspect, wall lined fitted wardrobes with sliding doors.

BEDROOM TWO 11' x 10' 1" (3.35m x 3.07m)
Laminate flooring, radiator, window to rear aspect, fitted cupboard.

BEDROOM THREE 13' 4" x 8' (4.06m x 2.44m)
Vinyl flooring, radiator, windows to rear and side aspect, fitted wardrobe, access to the loft space.

ANNEXE ACCOMMODATION
LOUNGE 18' 5" x 10' 10" (5.61m x 3.3m)
Radiator, TV point, bay window to the front aspect, spiral staircase to first floor and door to :-

KITCHEN 7' 10" x 6' 8" (2.39m x 2.03m)

Fitted worktops with a tiled splashback, fitted storage units above and matching storage units and drawers below, stainless steel sink unit with mixer tap and single drainer, space for under counter fridge, integrated oven with four ring hob above, window to side aspect, door to outside, extractor, tiled flooring.

BEDROOM 15' 8" x 10' 10" (4.78m x 3.3m)

Accessed via the spiral staircase. Radiator, window to front aspect, access to loft space and door to :-

EN-SUITE SHOWER ROOM 7' 10" x 6' 8" (2.39m x 2.03m)

Suite comprising low level WC, wash hand basin with mixer tap, double width walk in shower with electric shower over, heated towel rail, spotlights, extractor, obscured window to rear aspect.

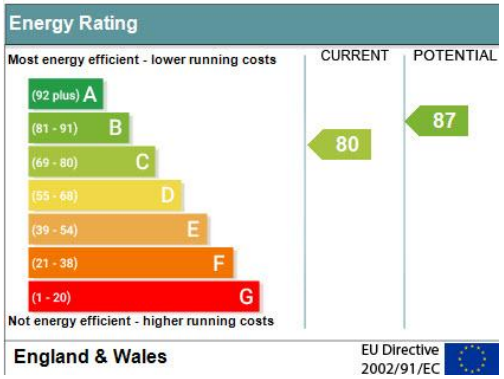
OUTSIDE

To the front of the property is a relatively low maintenance front garden with a low brick wall to front boundary and the garden is mainly shingled with a garden path leading to the entrance door and a hard standing area enabling off road parking for one car.

Rear Garden - accessed from the kitchen is a small courtyard area with access from the kitchen, dining room and the annexe enclosed by fencing, outside tap, outside lighting and a further gate opening out onto the remainder of the rear garden which is enclosed by fencing, mainly laid to lawn with established shrub and plant border. At the rear of the garden is a good size patio area with timber storage shed.

COUNCIL TAX

Band 'B'



Seeded
Warburtons