



## 44 Blyford Way, Felixstowe, IP11 2FW

**£150,000 FREEHOLD**

Offered for sale with no onward chain is this beautifully presented newly decorated and fully modernised clipper style home with newly fitted floor coverings, bathroom and high gloss kitchen.

The accommodation briefly comprises entrance hall, newly fitted bathroom with modern white contemporary suite, open plan lounge/kitchen with newly fitted high gloss finished units and mezzanine style bedroom with new carpeting.

Further benefits of this newly decorated property include Dimplex quantum energy efficient electric radiators, UPVC sealed unit windows and external door and two allocated car parking spaces.

The property is situated in a residential cul-de-sac on the Orwell Green development, convenient for Morrisons supermarket, Felixstowe Port and Dock complex, easy road links to the County town of Ipswich and is within approximately one and a half miles from Felixstowe's main town centre with a variety of cafe's, restaurants and shops available.

#### **COVERED STORM PORCH**

With UPVC sealed unit double glazed entrance door opening to :-

#### **ENTRANCE LOBBY**

LVT wood plank effect flooring, throughway to the lounge/kitchen and door to :-

#### **BATHROOM**

Recently re-fitted to a high standard with a modern white contemporary style suite comprising panel bath with mixer tap and separate mixer shower, tiled surround, glazed shower screen, wash hand basin with mixer tap and high gloss finished vanity cupboards below, WC with concealed cistern, chrome heated towel rail/radiator, LVT wood plank effect flooring, UPVC sealed unit double glazed window to the front aspect.

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

##### **LOUNGE AREA 13' 2" x 12' 3" (4.01m x 3.73m)**

Dimplex quantum energy efficient electric radiator, TV point, luxury vinyl tile flooring, telephone point, UPVC sealed unit double glazed window to the side aspect, throughway to :-

##### **KITCHEN AREA 6' 6" x 6' 4" (1.98m x 1.93m)**

Newly fitted with a range of modern white high gloss units comprising base cupboards and drawers, work surfaces over, inset stainless steel single drainer one and a half bowl sink unit with mixer tap, tiled splashbacks, built in stainless steel oven, electric four ring hob, stainless steel cooker hood, integrated fridge/freezer, space and plumbing for automatic washing machine, LVT wood plank effect flooring.

#### **FIRST FLOOR**

##### **MEZZANINE STYLE BEDROOM 13' 2" x 8' 6" (4.01m x 2.59m)**

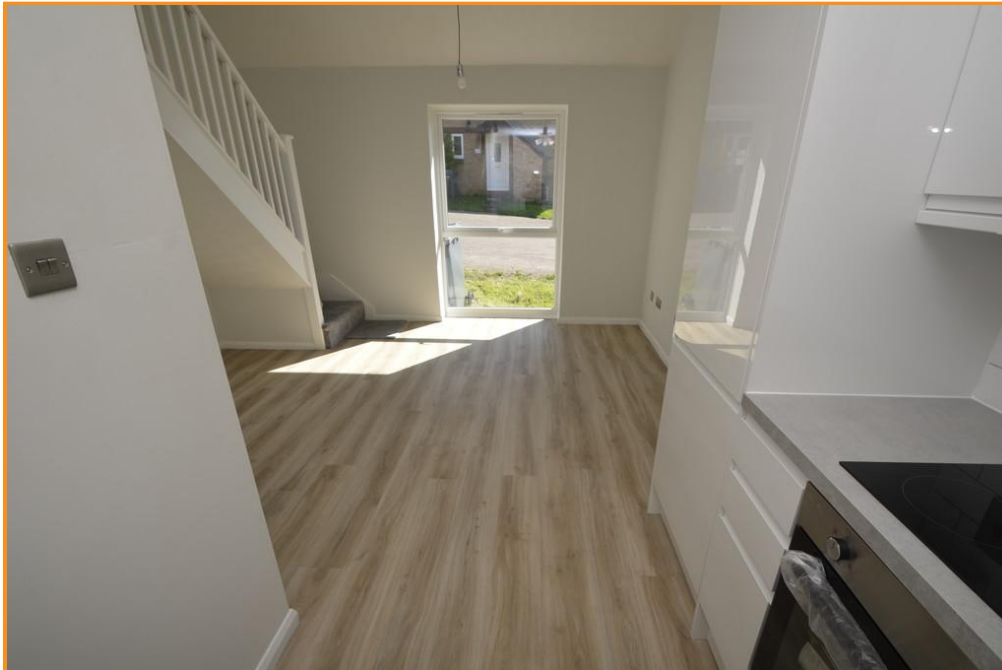
Dimplex quantum electric electric energy efficient radiator, built in airing cupboard housing pre-insulated lagged hot water cylinder, access to the loft space, Velux window, newly fitted carpeting.

#### **OUTSIDE**

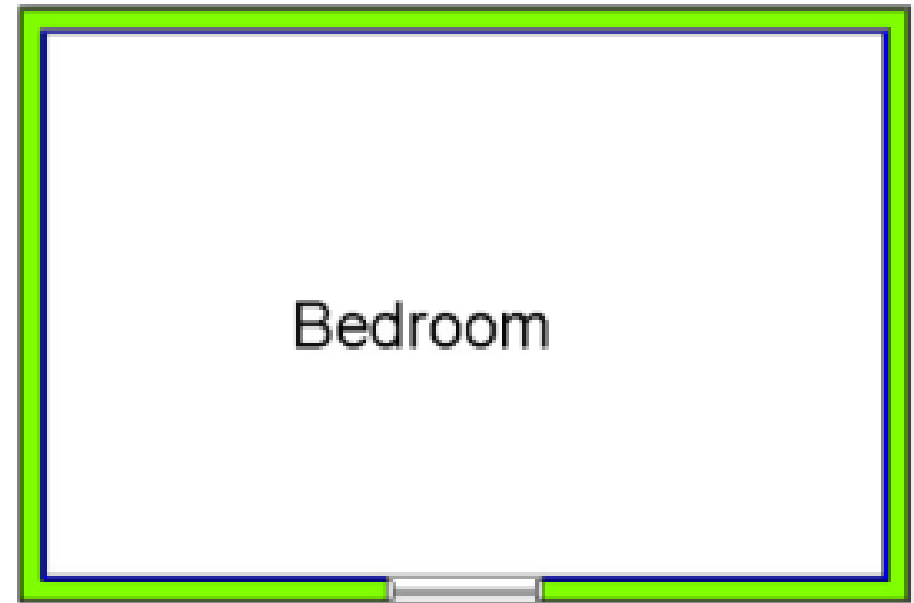
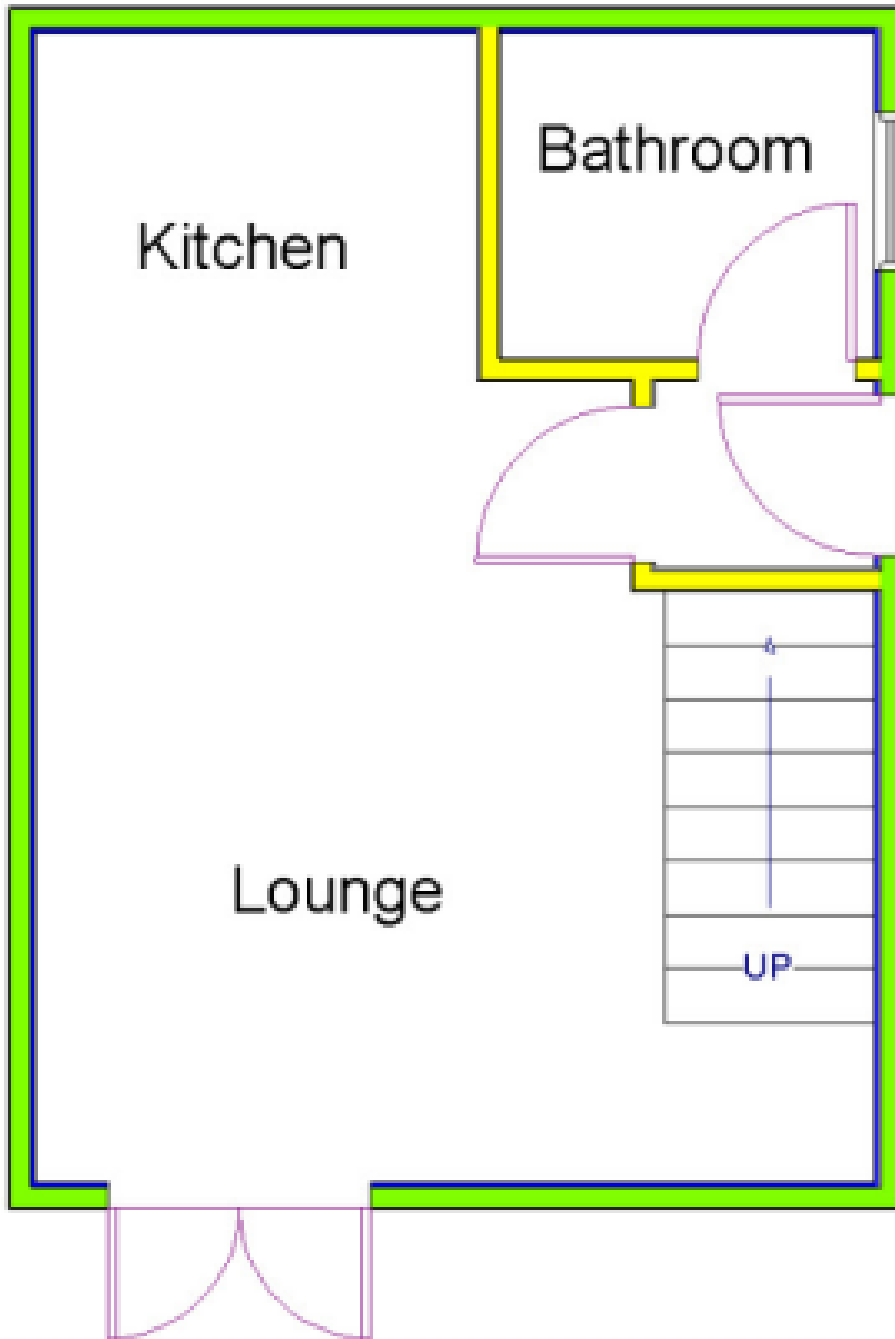
The property has gardens laid to lawn extending to the front and side and a pathway leading to the entrance door with adjacent brick-built store. We understand from the vendor that the property is also sold with the benefit of two allocated car parking spaces.

#### **COUNCIL TAX**

Band 'A'







Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		