



16 Lynwood Avenue, Felixstowe, IP11 9HS

£425,000 FREEHOLD

Offered for sale with no onward chain is this extended modern detached chalet style property situated in an extremely popular no through road within easy reach to the main town centre.

The extended and flexible accommodation briefly comprises, entrance hall, wet room/cloakroom, lounge/dining room, kitchen, three/four bedrooms, (bedroom four/study), and first floor bathroom.

Further benefits include, gas fired central heating via radiators and a modern boiler, upvc sealed unit double glazed windows and external doors, driveway enabling off street parking for numerous vehicles, a single garage and South facing rear garden offering a good degree of privacy.

The property is situated in a popular, quiet, no through road within easy reach to open countryside at the Grove, town centre shopping thoroughfare the sea and promenade.

UPVC SEALED UNIT DOUBLE GLAZED DOOR OPENING TO

ENTRANCE HALL

Skylight window, radiator, personal door to the garage, upvc sealed unit double glazed door opening to the rear garden and upvc sealed unit double glazed door opening to

WET ROOM/CLOAKROOM

Suite comprising, low level W.C., wash hand basin with vanity cupboard below, waterproof non slip flooring and drainage, shower area , Triton T80 Shower, electric shaver point, fully tiled walls, heated towel rail/radiator, electric convector heater, upvc sealed unit double glazed window to the rear aspect.

INNER HALL

(Leading from the Entrance Hall), Understairs storage cupboard.

EXTENDED LOUNGE/DINING ROOM 20' 8" max x 19' 0" max (6.3m x 5.79m)

LOUNGE AREA 20' 8" x 9' 10" (6.3m x 3m)

Gas living flame coal effect fire with marble fireplace surround and matching hearth, two wall light points, radiator, T.V. point, Aluminum sliding double glazed doors opening to the inner lobby and throughway to

DINING AREA 10' 6" x 9' 6" (3.2m x 2.9m)

Radiator, upvc sealed unit double glazed window to the side aspect and upvc sealed unit double glazed patio doors opening to the rear garden.

BEDROOM 4 9' 0" x 7' 4" (2.74m x 2.24m)

Built in mirror fronted double door wardrobe, radiator, upvc sealed unit double glazed window to the rear aspect.

KITCHEN 10' 6" x 9' 6" (3.2m x 2.9m)

Fitted with a comprehensive range of modern units comprising base cupboards and drawers, wood grain effect work surfaces over, inset stainless steel single drainer sink unit with mixer tap, matching eye level cupboards, plate rack, built in Bosch electric fan assisted single oven and matching gas four ring hob, concealed extractor hood over, space and plumbing for automatic washing machine and slimline dishwasher, integrated fridge/freezer, fully tiled walls, wall mounted Worcester gas fired boiler, upvc sealed unit double glazed windows to the front and side aspect.

INNER LOBBY

Staircase leading to the first floor and door to

BEDROOM 3/STUDY 9' 8" x 9' 6" (2.95m x 2.9m)

Radiator, upvc sealed unit double glazed window to the front aspect.

LANDING Built in double door airing cupboard housing insulated hot water cylinder, pine slatted shelves, adjacent linen cupboard with pine slatted shelves, access to loft space.

BEDROOM 1 12' 10" to face of wardrobes x 9' 10" (3.91m x 3m)

Range of fitted wardrobes to one wall, radiator, upvc sealed unit double glazed window to the rear aspect.

BEDROOM 2 9' 6" x 8' 10" (2.9m x 2.69m)

Radiator, upvc sealed unit double glazed window to the front aspect.

BATHROOM

Coloured suite comprising panel bath, low level W.C. wash hand basin with double door vanity cupboard below, electric shaver point, fully tiled walls, radiator, upvc sealed unit double glazed window to the front aspect.

OUTSIDE

The property is recessed back from the road with a good size front garden which is mainly laid to lawn, rose, flower and shrub beds, extensive herringbone style block paved driveway enabling off street parking for numerous vehicle and access to

GARAGE 16' 6" x 8' 6" (5.03m x 2.59m)

Remote control Hormann door, power and light connected, personal door to the entrance hall.

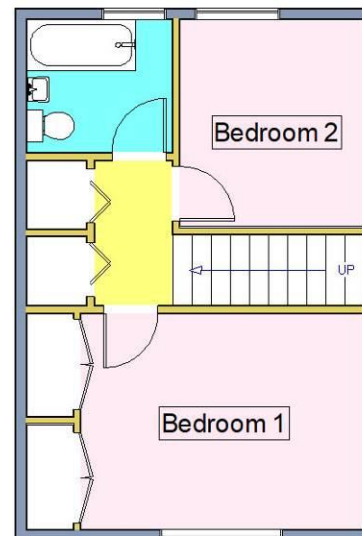
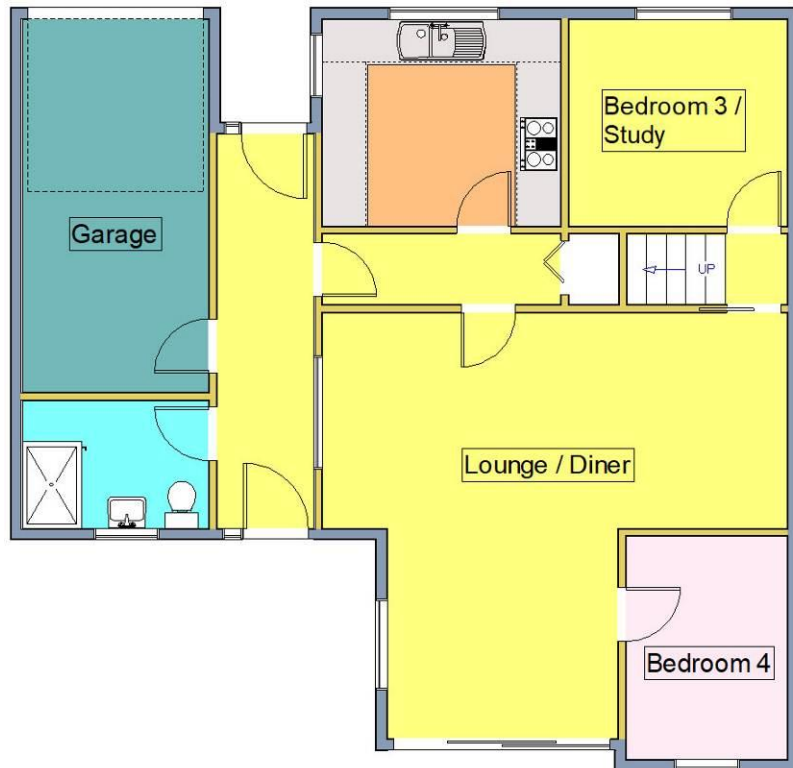
REAR GARDEN

To the rear of the property there is a South facing garden measuring approximately 44' in depth by approximately 36' in width offering a good degree of privacy and comprising, paved patio area, lawn with brick edging, flower and and shrub borders, timber summerhouse , cold water tap and timber fencing to the boundaries.









Address: 16 Lynwood Avenue, FELIXSTOWE, IP11 9HS
 RRN: 2013-3066-1201-5286-8200

