



**95 Western Avenue, Felixstowe, IP11 9NG**

**£500,000 FREEHOLD**

Offered for sale with NO ONWARD CHAIN and located in the ever popular Old Felixstowe occupying a corner plot between Cliff Road and Western Avenue is this beautifully presented individual three bedroom detached home built in 1969.

In addition to the three bedrooms the property benefits from distant sea views from the first floor, a private wrap around style south facing rear garden, ample off road parking and a garage.

The accommodation in brief comprises entrance porch, entrance hallway, lounge/diner, conservatory, kitchen, cloakroom, upstairs are three bedrooms and a family bathroom. Heating is supplied in the form of gas fired central heating to radiators with an additional wood burner located in the lounge, and windows are of double glazed construction.

The property is within walking distance away from the seafront at the cliff tops and a short distance away are a host of shops and amenities located on High Road East.

Being offered for sale with no onward chain, a viewing is highly recommended to appreciate the light and spacious accommodation that is on offer.

#### **COMPOSITE ENTRANCE DOOR**

Opening into :-

#### **ENTRANCE PORCH 9' x 6' 1" (2.74m x 1.85m)**

Window to front aspect door opening into :-

#### **ENTRANCE HALLWAY 12' 10" x 7' 10" (3.91m x 2.39m)**

Karndean flooring, radiator, obscured window to the front aspect, stairs leading up to the first floor with an understairs storage cupboard and doors to :-

#### **CLOAKROOM 7' 4" x 3' 1" (2.24m x 0.94m)**

Suite comprising low level WC, hand wash basin with a tiled splashback, radiator.

#### **LOUNGE 14' 11" x 14' 10" (4.55m x 4.52m)**

Karndean flooring, two radiators, TV point, floor to ceiling window to front aspect, additional window to side aspect, wood burner stove, fitted storage units and double width opening into :-

#### **DINING ROOM 11' 1" x 10' (3.38m x 3.05m)**

Continuation of Karndean flooring, radiator and sliding doors into conservatory and further door opening into :-

#### **KITCHEN 16' 8" x 8' 6" (5.08m x 2.59m)**

Fitted worktops with a tiled splashback, fitted 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, space and plumbing available for a dishwasher, further space is available for freestanding fridge/freezer and cooker, integrated washer/dryer, cupboard housing combination boiler, additional double width storage cupboard, windows and door to outside, LVT flooring.

#### **CONSERVATORY 13' 5" x 10' 3" (4.09m x 3.12m)**

Brick built base conservatory with UPVC windows and doors overlooking the rear garden.

#### **FIRST FLOOR LANDING**

Doors to :-

#### **BEDROOM ONE 11' 9" x 11' 7" (3.58m x 3.53m)**

Radiator, fitted wardrobes, window to rear aspect with distant sea views.

#### **BEDROOM TWO 12' x 11' 9" (3.66m x 3.58m)**

Radiator, window to front aspect, fitted wardrobe, access to loft space.



**BEDROOM THREE 8' 8" x 7' 5" (2.64m x 2.26m)**

Radiator, window to rear aspect with distant sea views and large eaves storage cupboard.

**BATHROOM 7' 3" x 6' 3" (2.21m x 1.91m)**

Suite comprising low level WC, hand wash basin with mixer tap, P-shaped bath with mixer tap and shower over, heated towel rail, extractor, obscured window to side aspect.

**OUTSIDE**

To the front of the property is a well maintained and attractive front garden with a shingled driveway with off road parking for at least three cars, the remainder of the front garden is laid to lawn with established shrub and plant borders, a cherry tree and a side access gate.

The private walled rear garden is predominantly south facing and has an established shrub and plant border, offers a large degree of privacy, there is an additional two patio areas, storage shed, outside tap & lighting, wildlife area, summer house and service door into :-

**GARAGE 18' x 8' 10" (5.49m x 2.69m)**

Up and over door with light and power connected.

**COUNCIL TAX**

Band 'D'





















