

3 Candlet Grove, Felixstowe, IP11 9HZ

£700,000 FREEHOLD

Set within an exclusive private development of only five individual properties in total, an elegant detached five bedroom, three storey Georgian style home constructed around 1999 with 1808 sqft (168 sqm) of accommodation.

In addition to the five bedrooms the property benefits from a double garage with vast amount of off road parking available, a well presented and landscaped south facing rear garden with a garden room, modern and extended open plan kitchen/dining room and three en-suites.

The accommodation is set over three floors and briefly comprises entrance hall, cloakroom, study, lounge, garden room, kitchen/diner. On the first floor are three of the bedrooms with an en-suite to the primary bedroom, a family bathroom and on the second floor are two bedrooms both with en-suites.

Heating is supplied in the form of gas fired central heating to radiators with two of the en-suites and the family bathroom further benefitting from under floor heating and windows are of double glazed construction.

The property is conveniently located a short distance away from Felixstowe town centre, train station and local schooling. Links to the A14 nearby.

A viewing is highly recommended to appreciate the spacious and delightful accommodation on offer.

OPEN STORM PORCH

Corinthian style pillars and a UPVC entrance door opening into :-

ENTRANCE HALL 14' 4" x 6' 7" (4.37m x 2.01m)

Solid wood flooring, radiator, stairs leading up to the first floor with fitted storage units below and doors to :-

CLOAKROOM

Solid wood flooring, fitted storage units and a door opening into WC with suite comprising WC with hidden cistern, vanity hand wash basin with mixer tap and storage drawers below, Anthracite radiator, extractor, obscured window to side aspect and Gloworm boiler.

STUDY 9' 9" x 9' 7" (2.97m x 2.92m)

Solid wood flooring, radiator, two windows to the front aspect.

KITCHEN/DINER 28' 3" x 11' 6" (8.61m x 3.51m)

Modern re-fitted kitchen comprising fitted worktops with matching splashback and upstand, high gloss handleless storage units above and matching storage units and drawers below, breakfast bar. one and a half bowl sink unit with mixer tap and single drainer, AEG integrated eye level oven with integrated microwave above, an AEG induction hob with extractor above, integrated appliances such as fridge/freezer, washing machine, tumble dryer and dishwasher, two radiators, windows to front, side and rear aspect and the addition of two Velux windows and a door into the rear garden.

LOUNGE 16' 9" x 12' 4" (5.11m x 3.76m)

Two radiators, TV point, gas feature fireplace with marble surround, wall lights, windows and door opening into :-

GARDEN ROOM 16' 9" x 10' 4" (5.11m x 3.15m)

Radiator, UPVC windows and doors overlooking rear garden, tiled roof.

FIRST FLOOR LANDING

Stairs leading up to the second floor, window to front aspect, airing cupboard housing pressurised hot water cylinder and doors to :-

BEDROOM ONE 21' 5" x 11' 5" into wardrobe (6.53m x 3.48m)

Laminate flooring, two radiators, windows to both front and rear aspect, range of fitted furniture including wardrobes, dressing table and chest of drawers, door to :-

EN-SUITE SHOWER ROOM 9' 3" x 4' 9" (2.82m x 1.45m)

Suite comprising WC with hidden cistern, vanity wash hand basin with mixer tap and storage cupboard below, walk in shower with twin shower head, fully tiled walls and floor, extractor, heated towel rail, under floor heating.

BEDROOM TWO 12' 7" x 11' 6" (3.84m x 3.51m)

Laminate flooring, radiator, window to rear aspect, two fitted wardrobes.

BEDROOM THREE 9' 7" x 7' 8" (2.92m x 2.34m)

Laminate flooring, radiator, two windows to front aspect.

FAMILY BATHROOM 9' 7" x 6' 5" (2.92m x 1.96m)

Suite comprising WC with hidden cistern, vanity wash hand basin with mixer tap and storage cupboard below, deep bath with central mixer tap and shower over, tiled walls and floor, heated towel rail, extractor, under floor heating, window to side aspect.

SECOND FLOOR LANDING

Access to loft space and doors to :-

BEDROOM FOUR 14' 9" x 10' 6" (4.5m x 3.2m)

Radiator, window to front aspect, built in wardrobe and door to :-

EN-SUITE SHOWER ROOM 9' 4" x 2' 5" (2.84m x 0.74m)

Re-fitted suite comprising WC with hidden cistern, wash hand basin with mixer tap, shower cubicle, fully tiled walls and floor, heated towel rail, extractor, under floor heating, shaver point.

BEDROOM FIVE 14' 9" x 8' 8" (4.5m x 2.64m)

Laminate flooring, radiator, window to front aspect, built in wardrobe and door to :-

EN-SUITE SHOWER ROOM

Suite comprising low level WC, wash hand basin with mixer tap and storage cupboard below, shower cubicle, tiled walls, radiator, extractor.

OUTSIDE

The property is accessed via Candlet Grove, a private drive between five properties. The front of this property has been fully block paved to enable ample off road parking. Outside lighting, an established shrub and plant border, outside tap and side access gate.

The professionally designed and landscaped rear garden is of south facing aspect, enclosed by an established shrub and tree border and comprises of a decking area with a wooden pergola, further patio, shingle areas with the remainder of the garden being laid to lawn with garden pathways leading around a large Koi Carp fish pond with filtration and pump system, outside lighting and a pathway leading to the rear of the garden where there is a greenhouse and a service door into :-

DOUBLE GARAGE 19' x 18' 11" (5.79m x 5.77m)

Pitched roof double garage with an electric roller door, light and power connected and a block paved driveway in front of it creating additional off road parking.

COUNCIL TAX

Band 'F'

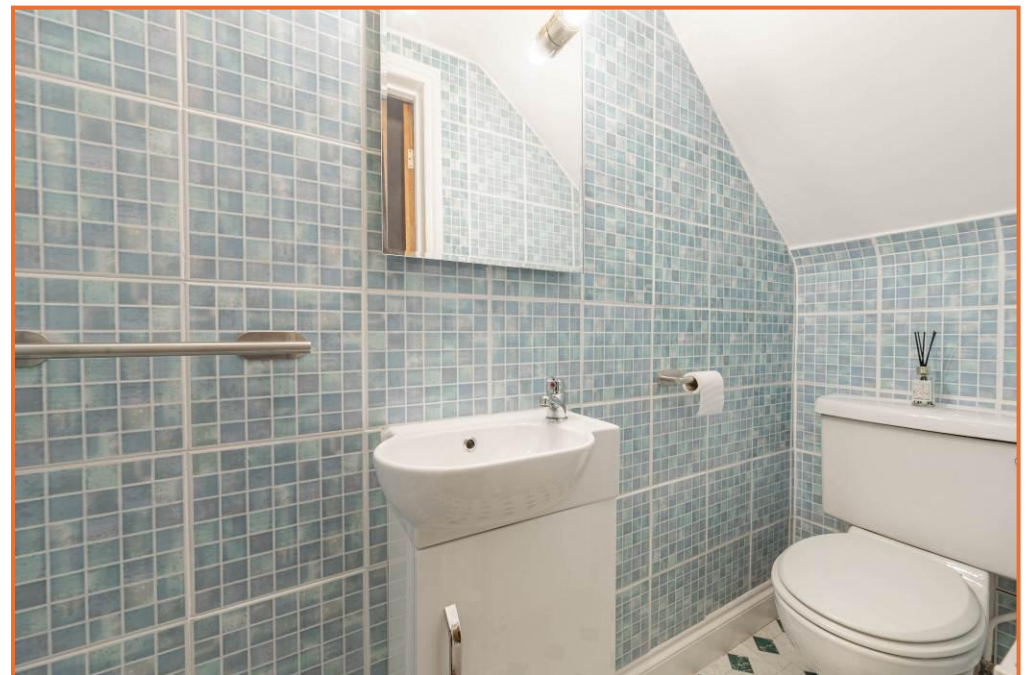














Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		