



27 Buregate Road, Felixstowe, IP11 2DE

£450,000 FREEHOLD

Located a short distance away from the Felixstowe seafront is this beautifully presented and greatly extended four bedroom bay fronted detached family home.

In addition to the four bedrooms the property benefits from two en-suites, a south west facing landscaped rear garden, off road parking and a stunning open plan kitchen/dining/family room.

Further benefits include a modern kitchen, modern bathroom, a log burner stove in the lounge and 16 solar panels.

The accommodation in brief comprises; entrance hall, boot room, lounge, open plan kitchen/dining/family room with bi-folding doors to rear garden, utility/cloakroom. On the first floor are four bedrooms and a family bathroom, with bedroom one having an en-suite and a walk-in wardrobe. Bedroom two also has an en-suite.

Heating is supplied in the form of gas fired central heating to radiators, with the addition of an electric radiator in bedroom and a log burner stove in the lounge. Windows are of double glazed construction.

Buregate Road is an established residential road located close to the seafront at Sea Road with its range of family activities, social areas and eateries including Beach Street and the Pier. Felixstowe town centre is approximately one mile away. Langer primary school is located a short distance away and has an Ofsted rating of Good.

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

Entrance door opening into:

ENTRANCE HALL

Karndean flooring, two radiators, stairs leading up to first floor, obscured window to side aspect.

BOOT ROOM/OFFICE 9' 11" x 5' 4" (3.02m x 1.63m)

Karndean flooring, radiator, circular window to side aspect, extractor.

LOUNGE 18' 11" x 11' 10" (5.77m x 3.61m)

Karndean flooring, two radiators, bay window to front aspect with further window to side aspect, TV point, log burner stove.

OPEN PLAN KITCHEN/DINING/FAMILY ROOM 22' 4" x 18' 9" (6.81m x 5.72m)

Karndean flooring, two radiators, windows to both side aspects and bi-folding doors to rear aspect.

Iroko solid wood fitted worktops with matching upstands, fitted shaker style units above and matching units and drawers below. Island with matching Iroko solid wood fitted worktop with breakfast bar and matching units below. Integrated appliances such as a fridge/freezer and dishwasher. Rangemaster cooker with cooker hood above. Twin butler sink with mixer tap.

UTILITY CLOAKROOM 7' 2" x 5' (2.18m x 1.52m)

Suite comprising; Low level WC, wash hand basin with mixer tap and storage cupboard below. Fitted worktops with space and plumbing below for both a washing machine and a tumble dryer. Velux window. Obscured window to rear aspect. Cupboard housing Baxi combination boiler.

FIRST FLOOR LANDING

Window to side aspect, access to loft space, radiator.

BEDROOM ONE 11' 11" x 11' 10" (3.63m x 3.61m)

Electric radiator, two windows to front aspect. Walk-in wardrobe measuring 6'8" x 5'9" and further door to:

ENSUITE 6' 6" x 5' 8" (1.98m x 1.73m)

Modern suite comprising macerator toilet, vanity wash hand basin with mixer tap, walk-in shower enclosure with twin shower heads. Electric radiator, extractor, obscured window to front aspect.

BEDROOM TWO 12' 2" x 11' 3" (3.71m x 3.43m)

Radiator, window to rear aspect, built in wardrobe. Door to:

ENSUITE 8' 9" x 3' 10" (2.67m x 1.17m)

Modern suite comprising; Low level WC, wash hand basin with mixer tap, shower enclosure with twin shower heads. Heated towel rail, extractor, Velux window.

BEDROOM THREE 14' 2" x 8' 9" (4.32m x 2.67m)

Radiator, window to side aspect.

BEDROOM FOUR 6' 11" x 6' 1" (2.11m x 1.85m)

Karndean flooring, obscured window to side aspect.

FAMILY BATHROOM 6' 8" x 6' 6" (2.03m x 1.98m)

Suite comprising; low level WC, wash hand basin with tap, 'L' shaped panelled bath with central mixer tap and twin shower head over. Heated towel rail, obscured window to side aspect.

OUTSIDE

The front of the property benefits from a block paved driveway enabling off road parking. The remainder of the front garden is relatively low maintenance as is mainly shingled with a low brick wall to the front boundary. Outside socket. Side access gate.

The landscaped rear garden is of south westerly elevation and comprises a porcelain tiled wrap around patio with a further area laid to lawn with raised shrub and plant borders. Further decked area. Outside lighting and tap. Garden pond. Rear access gate which provides access to shared drive with the neighbouring property where a storage shed with an electric roller door is located.

COUNCIL TAX

Band 'D'











