



46 Upperfield Drive, Felixstowe, IP11 9LS

£295,000 FREEHOLD

Offered with no onward chain is this spacious two bedroom end of terrace bungalow, located adjacent to open fields, in Old Felixstowe.

In addition to the two bedrooms the bungalow benefits from a south west facing rear garden, a garage and off-road parking space.

The accommodation in brief comprises; entrance porch, entrance hallway, lounge, kitchen/dining room, two bedrooms, bathroom and separate WC. Heating is supplied in the form of gas fired central heating to radiators and the windows are of double-glazed construction.

Upperfield Drive is a popular residential location in Old Felixstowe approximately one mile from Felixstowe's main town centre and it is also within a short distance of local bus services on Colneis Road

ENTRANCE PORCH 6' 25" x 2' 10" (2.46m x 0.86m)

ENTRANCE HALL 11' 6" x 6' 10" (3.51m x 2.08m)

Radiator, storage cupboard, access to the loft space and doors to :-

LOUNGE 18' x 11' 2" (5.49m x 3.4m)

Radiator, TV point, window to front aspect, patio doors to rear aspect, electric feature fireplace.

KITCHEN/DINER 17' 1 " x 11' 5" (5.21m x 3.48m)

Fitted worktops with tiled splashback, stainless steel one and a half bowl sink unit with mixer tap and single drainer, space and plumbing available for a washing machine and a dishwasher, double oven, gas hob, pantry cupboard, further storage cupboard, radiator, windows and door to rear aspect.

BEDROOM ONE 17' 11" x 9' 4" (5.46m x 2.84m)

Radiator, window to rear aspect, fitted bedroom furniture including wardrobes and chest of drawers.

BEDROOM TWO 11' 7" x 10' 5" (3.53m x 3.18m)

Radiator, window to front aspect, fitted bedroom furniture.

BATHROOM

Suite comprising bath unit, hand wash basin, radiator, shaver point, obscured window to front aspect.

SEPARATE WC

Low level WC, radiator, obscured window to front aspect.

OUTSIDE

The property has gardens to the front and rear with the front garden being mainly shingled with established shrub and plant areas, and a garden pathway leading to the entrance door.

The rear garden is south west facing, has raised flower beds, rear and side access gates, summer house.

GARAGE

Located in a block with off road parking space in front of it.

REAR GARDEN

To the rear of the property there is an attractive landscaped garden comprising paved patio, lawn, raised flower and shrub beds, further shrub and flower borders, crazy paved patio, timber storage shed, outhouse with WC.

COUNCIL TAX

Band 'C'





