



109 Garrison Lane, Felixstowe, IP11 7NE

£416,500 FREEHOLD

Located within close proximity to Felixstowe town centre is this beautifully presented and extended double bay fronted older style three bedroom detached family home.

In addition to the three bedrooms the property benefits from two reception rooms, an open plan kitchen/dining/ family space, a modern family bathroom and off road parking.

Externally the property stands slightly recessed from Felixstowe's Garrison lane and has off street parking to the front aspect, whilst to the rear aspect is a good size pleasant enclosed westerly facing garden incorporating a spacious workshop.

The accommodation in brief comprises entrance hall, lounge, dining room/study, cloakroom, open plan kitchen/dining/family space, upstairs are three bedrooms and a family bathroom. Heating is supplied in the form of gas fired central heating to radiators and windows are of double glazed construction.

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

UPVC ENTRANCE DOOR Opening into :-

ENTRANCE HALLWAY

Windows to both side aspects, stairs leading up to the first floor and doors to :-

LOUNGE 20' 3" x 12' 1" (6.17m x 3.68m)

Original wood flooring, radiator, bay window to front aspect, TV point, wood burner stove and double doors opening into :-

DINING ROOM 11' 3" x 9' 11" (3.43m x 3.02m)

Bay window to the front aspect, radiator, original wood flooring, wood burner stove.

INNER HALL Built in storage cupboard and door opening into :-

CLOAKROOM Modern suite comprising low level WC, hand wash basin with mixer tap and tiled splashback, radiator, extractor.

OPEN PLAN KITCHEN/DINING/FAMILY SPACE

KITCHEN AREA 11' 11" x 11' 9" (3.63m x 3.58m)

Fitted worktops with a tiled splashback, range of shaker style fitted units and drawers below, Butler sink with hose style mixer tap and single drainer, integrated appliances such as a dishwasher, under counter fridge and freezer, space and plumbing available for a washing machine, space for Rangemaster cooker with cooker hood above, exposed beams, window to rear aspect.

DINING AREA 12' x 7' 1" (3.66m x 2.16m)

Original wood flooring, radiator, window to side aspect, under stairs pantry cupboard.

FAMILY ROOM 15' 1" x 8' 5" (4.6m x 2.57m)

Wood flooring, TV point, Velux windows and french doors and windows overlooking the rear garden, radiator.

FIRST FLOOR LANDING Radiator, window to rear aspect, access to loft space and doors to :-

BEDROOM ONE 15' 3" x 10' 8" (4.65m x 3.25m)

Two windows to front aspect, radiator, original feature fireplace, fitted wardrobes.

BEDROOM TWO 12' 1" x 12' (3.68m x 3.66m)

Window to front aspect, radiator, original feature fireplace.

BEDROOM THREE 9' 2" x 8' 10" (2.79m x 2.69m)

Radiator, window to rear aspect.

FAMILY BATHROOM 9' 7" x 7' 10" (2.92m x 2.39m)

Modern re-fitted suite comprising low level WC, vanity hand wash basin with mixer tap and storage cupboards below, panelled bath with central mixer tap and shower head attachment, separate double width walk in shower with twin shower heads, part tiled walls, Anthracite heated towel rail, fitted double electric toothbrush charger, shaver point, spotlights, extractor, two obscured windows to the rear aspect, airing cupboard housing Baxi combination boiler.

OUTSIDE

To the front of the property there is a driveway enabling off road parking, the remainder of the garden is laid to lawn with a garden path leading to the entrance door and a low brick wall to the front boundary.

The rear garden is predominantly west facing, upon entering from the family room there is a good size patio area with additional shingle and decking area, outside tap, outside lighting, side access gates. The garden then opens up and is mainly laid to lawn with established shrub and plant border, rear patio area and access to :-

WORKSHOP 20' 6" x 10' 2" (6.25m x 3.1m)

Pitched roof worktop with light and power connected.

COUNCIL TAX Band 'C'











