



13 Newbourne Gardens, Felixstowe, IP11 2PW

£260,000 FREEHOLD

A modern semi-detached bungalow built in the 1960s of traditional brick cavity wall construction with a part rendered finish beneath a pitched tiled roof.

The accommodation briefly comprises entrance porch, entrance hall, lounge, open plan kitchen/dining/conservatory space and bathroom with separate shower.

Further benefits include off street parking for numerous vehicles via a driveway and single garage/workshop, good size rear garden, gas fired central heating and UPVC sealed unit double glazed windows.

The property is situated in a residential cul-de-sac within approximately half a mile from Morrisons supermarket and within approximately one and a half miles from Felixstowe's main town centre shopping thoroughfare with a variety of local and national high street stores available.

GLAZED WOODEN ENTRANCE DOOR

Opening to :-

ENTRANCE PORCH

Glazed panel door opening to :-

ENTRANCE HALLWAY

Built in double door airing cupboard with pre-insulated lagged hot water cylinder, access to loft space with pull down loft ladder, radiator.

LOUNGE 16' x 10' 8" (4.88m x 3.25m)

Fireplace surround with gas coal effect fire, radiator, TV point, sliding double glazed patio doors opening onto the rear garden.

OPEN PLAN KITCHEN/DINING ROOM/CONSERVATORY (L SHAPED) 17' 8" x 9' 3" (5.38m x 2.82m)

Fitted units comprising base cupboards and drawers, wine rack, Beech block effect work surfaces over, inset stainless steel single bowl sink unit with adjacent drainer, mixer tap, matching eye level cupboards, built in single oven, stainless steel gas four ring hob with extractor hood over, plumbing for automatic dishwasher, breakfast bar, UPVC sealed unit double glazed window to the rear aspect.

REAR PORCH (LEADING FROM THE KITCHEN)

With UPVC sealed unit double glazed door opening to the side.

CONSERVATORY 8' 3" x 8' 4" (2.51m x 2.54m)

Brick base with UPVC sealed unit double glazed windows, polycarbonate roof, UPVC sealed unit double glazed casement door opening to the rear garden.

BEDROOM 1 14' 4" x 10' 8" (4.37m x 3.25m)

Radiator, UPVC sealed unit double glazed window to the front aspect.

BEDROOM 2 9' 4" x 8' 8" (2.84m x 2.64m)

Radiator, UPVC sealed unit double glazed window to the front aspect.

BATHROOM

White suite comprising panelled bath with mixer tap and shower attachment, wash hand basin with mixer tap and cupboards below, WC, tiled shower cubicle with Mira shower, extractor fan, tiled floor, radiator, UPVC sealed unit double glazed window to the side aspect.

OUTSIDE

To the front of the property there is a low maintenance style mainly shingled garden with adjacent concrete driveway enabling off street parking for numerous vehicles and access to :-

SINGLE GARAGE/WORKSHOP 13' 2" average x 15' 8" (4.01m x 4.78m)

Fitted cupboards, sink units, tiled splashback, inspection pit, power and light connected, double glazed window to side, personal door to :-

UTILITY ROOM 8' 2" x 5' (2.49m x 1.52m)

Fitted worktops, space and plumbing for automatic washing machine, space for tumble dryer and low level fridge, part glazed door to side, aluminium double glazed window to the rear.

REAR OF PROPERTY

There is a good size garden comprising paved patio area, lawn with flower and shrub borders, green house and timber fencing to the boundaries.

COUNCIL TAX

Band 'C'

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		







