



**50 Looe Road, Felixstowe, IP11 9QB**

**£350,000 FREEHOLD**

**Offered for sale with no onward chain and situated in a popular Old Felixstowe location is this extended three bedroom semi detached family home.**

In addition to the three bedrooms the property benefits from off road parking, a garage, modern bathroom and a generous sized rear garden. The accommodation is set over three floors and briefly comprises entrance porch, entrance hall, lounge, lounge/diner, kitchen, shower room, on the first floor are two of the bedrooms and a family bathroom with the third bedroom being located on the second floor.

Heating is supplied in the form of gas fired central heating to radiators and windows are of double glazed construction. Looe Road is an established residential street located a short distance away from a host of shops and amenities located on High Road East a short distance away from the sea.

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

#### **DOUBLE GLAZED FRENCH DOORS**

Opening into :-

#### **ENTRANCE PORCH**

Laminate flooring, door opening into :-

#### **ENTRANCE HALLWAY 15' 4" x 5' 11" (4.67m x 1.8m)**

Laminate flooring, radiator, stairs leading up to the first floor, doors to :-

#### **LOUNGE 14' 3" into the bay x 12' (4.34m x 3.66m)**

Bay window to front aspect, laminate flooring, radiator, TV point, gas feature fireplace with surround.

#### **LOUNGE/DINER 23' 8" x 9' 11" (7.21m x 3.02m)**

Forming part of the extension, laminate flooring, two radiators, original feature fireplace, Velux window, French door and windows to rear aspect.

#### **KITCHEN 20' 1" x 7' 10" (6.12m x 2.39m)**

Forming part of the extension, fitted worktops with a tiled splashback, fitted storage units above and matching storage units and drawers below, stainless steel sink unit with mixer tap and single drainer, space and plumbing available for both a washing machine and a dishwasher, further spaces available for under counter fridge and freezer, breakfast bar area, tiled flooring, space for freestanding cooker with cooker hood above, windows to side and rear aspect, Velux window, door to :-

#### **REAR LOBBY 9' 8" x 3' 4" (2.95m x 1.02m)**

Tiled flooring, door to garage, door to outside and door to :-

#### **SHOWER ROOM 9' 8" x 3' 11" (2.95m x 1.19m)**

Suite comprising low level WC, wash hand basin, walk in shower cubicle with tiled surround, extractor, radiator, tiled flooring, obscured window to side aspect.

#### **FIRST FLOOR LANDING**

Windows to front and side aspect, stairs leading up to the second floor with an under stairs storage cupboard and doors to :-

#### **BEDROOM ONE 11' 11" x 11' 11" (3.63m x 3.63m)**

Radiator, window to front aspect, original feature fireplace.

#### **BEDROOM TWO 11' 11" x 9' 11" (3.63m x 3.02m)**

Radiator, window to rear aspect, original feature fireplace, fitted wardrobe.

#### **FAMILY BATHROOM 7' 9" x 6' (2.36m x 1.83m)**

Modern re-fitted suite comprising WC with hidden cistern, vanity wash hand basin with mixer tap and storage cupboard below, panelled L-shaped bath with mixer tap and electric shower over, part tiled walls, heated towel rail, extractor, shaver point, obscured window to rear aspect, airing cupboard housing Worcester combination boiler.

**SECOND FLOOR LANDING**

Window to side aspect, Velux window to rear aspect, access to eaves storage and door to :-

**BEDROOM THREE 19' 6" reducing to 14'9" x 12' 4" (5.94m x 3.76m)**

Two radiators, window to rear aspect, access to eaves storage.

**OUTSIDE**

The front of the property has been fully block paved to enable off road parking, side access gate.

The generous size rear garden is mainly laid to lawn, enclosed by fencing and has an established tree and shrub border, storage shed, outside tap.

**GARAGE 15' x 8' (4.57m x 2.44m)**

Double opening doors to front aspect, light and power connected, space and plumbing available for washing machine.

**COUNCIL TAX**

Band 'C'

Address: 50 Looe Road, FELIXSTOWE, IP11 9QB  
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