



38 Springfield Avenue, Felixstowe, IP11 9JZ

£395,000 FREEHOLD

Offered for sale with no onward chain and benefitting from a far larger than usual garden for a property of its type, a detached four bedroom family home requiring some general modernisation.

The property is of traditional brick cavity wall construction beneath a tiled roof and is located in an established and popular residential position within walking distance of Felixstowe's town centre and seafront.

In addition the property benefits from ample off road parking, garage and two reception rooms.

The accommodation in brief comprises; entrance hall, cloakroom, lounge, dining room and kitchen. On the first floor are four 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.

Springfield Avenue is a popular and established residential road located within close proximity to the Felixstowe town centre, the seafront and train station. Locals schools such as Fairfield Infant and Colneis Junior are also located a short distance away.

A viewing is highly recommended to appreciate the potential the property has on offer.

COMPOSITE DOUBLE GLAZED ENTRANCE DOOR

Leading to :-

ENTRANCE HALLWAY 12' 7" x 4' 3" (3.84m x 1.3m)

Radiator, staircase leading to first floor landing, doors leading into carport, lounge, kitchen and also into :-

CLOAKROOM 5' x 4' 4" (1.52m x 1.32m)

Low level WC, wash hand basin, radiator, UPVC double glazed window to rear aspect.

LOUNGE 18' 2" x 13' (5.54m x 3.96m)

Two radiators, door leading into dining room, two UPVC double glazed windows to front aspect, white engineered marble fireplace with electric inset fire.

DINING ROOM 13' 0" x 9' 0" (3.96m x 2.74m)

Radiator, UPVC double glazed patio doors opening onto rear garden.

KITCHEN 9' 7" x 8' 10" (2.92m x 2.69m)

Comprising single drainer sink unit with cupboards under, gas cooker, plumbing for automatic washing machine, wall-mounted Viessmann gas condensing boiler, UPVC double glazed window to rear aspect.

FIRST FLOOR LANDING 9' 7" x 3' (2.92m x 0.91m)

Built in airing cupboard housing hot water cylinder and slatted shelving, access to loft space and doors leading to :-

BEDROOM ONE 13' x 9' (3.96m x 2.74m)

Radiator, UPVC double glazed window to front aspect.

BEDROOM TWO 10' x 9' (3.05m x 2.74m)

Radiator, UPVC double glazed window to front aspect.

BEDROOM THREE 9' 6" x 8' 10" (2.9m x 2.69m)

Radiator, over stairs storage cupboard, UPVC double glazed window to rear aspect.

BEDROOM FOUR 9' x 6' 7" (2.74m x 2.01m)

Built in storage cupboard, radiator, UPVC double glazed window to the rear aspect.

BATHROOM 6' 10" x 5' 7" (2.08m x 1.7m)

Part tiled wall surfaces comprising panelled bath, wall mounted Triton shower over, low level WC, wash hand basin, heated towel rail/radiator, extractor fan, shaver socket, UPVC double glazed window to side aspect.

OUTSIDE

The property is situated on an exceptionally good size corner plot with gardens to front rear and side aspects.

From Springfield Avenue a vehicular access leads onto driveway and into carport enabling off street parking for numerous vehicles and further beyond into brick-built garage.

GARAGE 17' 4" x 8' 9" (5.28m x 2.67m)

Up and over door, light and power connected, UPVC double glazed window to rear garden side.

REAR GARDEN

Extending to approximately 65' in width x 65' maximum in depth reducing to 44'. The rear garden is beautifully established, enclosed by wall and fencing and is mainly unoverlooked having only one distant adjacent property with first floor windows but backing onto single storey bungalows.

FRONT GARDEN

Open plan and laid mainly to lawn with shrubs and planting.

COUNCIL TAX

Band 'D'











