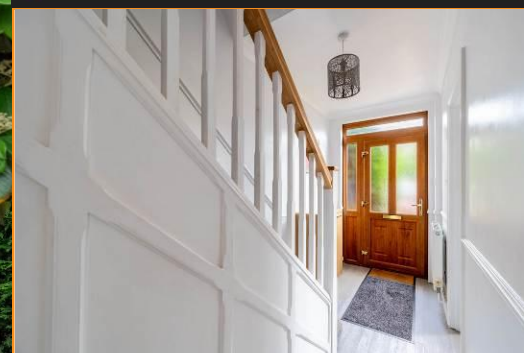




10 Graham Road, Felixstowe, IP11 9BL

£275,000 FREEHOLD

Located in the popular residential Village of Walton is this modernised and extended four bedroom terraced family home.

In addition to the four bedrooms the property benefits from a generous size rear garden, modern bathroom and an open plan dining/kitchen/garden room.

The accommodation is set over three floors and briefly comprises; entrance hall, lounge, dining room, garden room, kitchen, cloakroom, upstairs are three bedrooms and a family bathroom, and on the second floor is a further loft converted bedroom. Heating is supplied in the form of gas fired central heating to radiators and windows are of double glazed construction.

The property is conveniently located within close proximity to a host of shops and amenities located on Walton High Street, local schooling including Felixstowe Academy is also nearby.

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

UPVC ENTRANCE DOOR

Opening into :-

ENTRANCE HALLWAY 14' 8" x 5' 11" (4.47m x 1.8m)

Radiator, stairs leading up to the first floor with understairs storage cupboard, laminate flooring.

LOUNGE 10' 11" x 10' 11" (3.33m x 3.33m)

Radiator, window to front aspect, TV point, feature fireplace.

DINING ROOM 11' 11" x 9' 11" (3.63m x 3.02m)

Laminate flooring, double opening into the kitchen and a further double opening into :-

GARDEN ROOM 7' 11" x 7' 5" (2.41m x 2.26m)

Laminate flooring, radiator, glass roof, windows and doors to rear garden.

KITCHEN 21' 7" x 7' 4" (6.58m x 2.24m)

Radiator, fitted worktops with a tiled splashback, fitted storage units above and matching units and drawers below, stainless steel one and a half bowl sink unit with single drainer and mixer tap, space and plumbing available for both a washing machine and a dishwasher, further space available for freestanding fridge/freezer, eye level Bosch electric double oven, five ring gas hob with cooker hood above, Velux window, tiled flooring, door to outside and door to :-

CLOAKROOM

Suite comprising low level WC, wash hand basin with mixer tap, tiled flooring, radiator, obscured window to rear aspect and Vaillant combi boiler

FIRST FLOOR LANDING

Staircase leading up to the second floor and doors to :-

BEDROOM ONE 10' 11" x 10' 1" (3.33m x 3.07m)

Radiator, window to front aspect, original feature fireplace.

BEDROOM TWO 11' reducing to 8'6" x 11' 11" (3.35m x 3.63m)

Radiator, window to rear aspect, original feature fireplace.

BEDROOM THREE 7' 1" x 5' 10" (2.16m x 1.78m)

Radiator, window to front aspect.

BATHROOM 7' 5" x 5' 11" (2.26m x 1.8m)

Modern suite comprising low level WC, wash hand basin with mixer tap, panelled bath with central mixer tap and shower over, fitted shower screen, part tiled walls, heated towel rail, shaver point, obscured window to rear aspect, fitted storage cupboard, access to loft space.

SECOND FLOOR LANDING

Door to :-

BEDROOM FOUR 11' 11" x 10' 3" (3.63m x 3.12m)

Radiator, two Velux windows to rear aspect, access to eaves storage.

OUTSIDE

To the front of the property is an enclosed front garden with potential to create off road parking subject to necessary planning permissions. The front garden is mainly laid to lawn with established shrub and plant border and a garden pathway leading to the entrance door.

The generous size rear garden is also enclosed by fencing and comprises a patio area with an outside tap, lighting and socket, there are two raised flower beds opening onto the remainder of the garden which is mainly laid to lawn with established shrub and plant border, timber shed, garden pathway leading to the rear of the garden where there is a summer house and a rear access gate.

COUNCIL TAX

Band 'B'

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

