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Rues Farm

Laureate Fields, Felixstowe, IP11 9FZ

Offers in excess of £330,000

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Front Garden

To the front of the property there is a pathway to the entrance door with canopy porch, the remainder is laid to decorative stone and mature shrubs and there is access to the two allocated parking spaces and to the rear garden with outdoor lighting.

Entrance Hallway

Access via double glazed entrance door, engineered oak flooring, smooth ceiling with inset spotlighting, double storage cupboard, door giving access to WC and also door giving access to reception hall.

Reception Area

12'8" x 5'7" (3.86m x 1.70m)

Stairs riding to the first floor with storage cupboard under housing space and plumbing for washing machine with wood affect vinyl flooring. Double doors giving access to the kitchen/ diner and open plan to the lounge and smooth ceiling with spotlighting.

Lounge

15'5" x 10'8" (4.70m x 3.25m)

UPVC double glazed window to front, UPVC double glaze French doors giving access to the rear garden, engineered oak flooring, smooth ceiling, two radiators, USB points, ethernet ports and Sky TV points.

Kitchen/Diner

15'5" x 10'3" (4.70m x 3.12m)

UPVC double glazed window to front, UPVC double glaze French doors giving access to the rear garden, UPVC double glaze window to rear overlooking the rear garden, engineered oak flooring, radiator, built-in fridge, built-in freezer, built-in Bosch oven, built-in Bosch hob with hidden extractor over, single drainer stainless steel sink with Victorian style mixer tap inset into a grey worksurface with cupboards and drawers under and matching above with under unit lighting. Built-in Zanussi dishwasher, cupboard housing wall mounted Ideal Logic combi boiler, smooth ceiling with partial spot lighting and extractor fan.

Ground Floor W.C.

UPVC double glazed window to front, enclosed dual flush W.C., floating vanity wash hand basin with a cascading mixer tap and tiled splash-back, smooth ceiling with inset spotlighting, extractor fan, radiator and wood effect vinyl flooring.

Landing

Smooth ceiling with insect spotlighting, carpeted flooring, storage cupboard, UPVC double glazed window to rear overlooking the garden and doors giving access to.

Bedroom One

10'8" x 10'5" (3.25m x 3.18m)

UPVC double glazed window to front, radiator, carpeted flooring, smooth ceiling, loft access, ethernet port and door giving access to the en-suite.

En-Suite

9'4" x 4'3" (2.84m x 1.30m)

UPVC double glazed window to rear, double shower cubicle with independent shower over and rainfall showerhead, chrome heated towel rail, enclosed dual-flush WC, vanity wash hand basin with a mixer tap, shaver point, wood effect vinyl flooring and smooth ceiling with inset spotlighting.

Bedroom Two

15'7" x 8'1" (4.75m x 2.46m)

Two UPVC double glazed windows to front, range of

fitted wardrobes, radiator, carpeted flooring, ethernet port and smooth ceiling.

Bedroom Three

11'0" x 6'11" (3.35m x 2.11m)

UPVC double glazed window to rear overlooking the garden and views towards the allotment, radiator, carpeted flooring, ethernet port, smooth ceiling and a television point.

Family Bathroom

7'3" x 5'5" (2.21m x 1.65m)

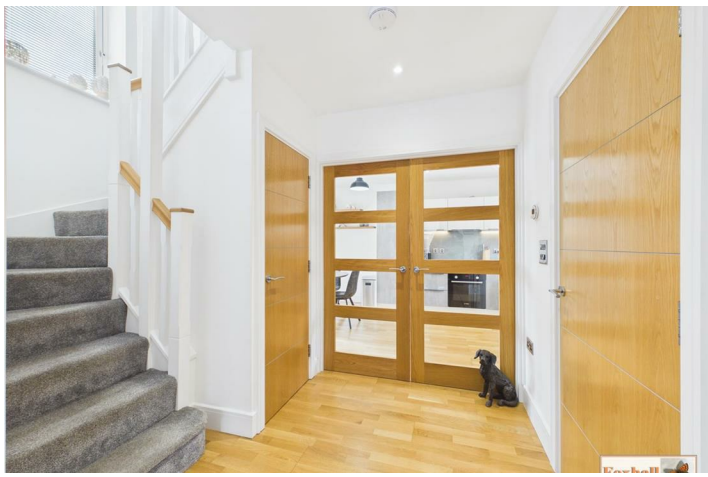
UPVC double glazed window to front, shaped and panel bath with mixer taps and independent shower over, dual flush W.C., floating hand wash hand basin with a mixer tap, chrome heated towel rail, wood vinyl effect flooring, part tiled walls, shaver point, smooth ceiling with insect spotlighting and extractor fan.

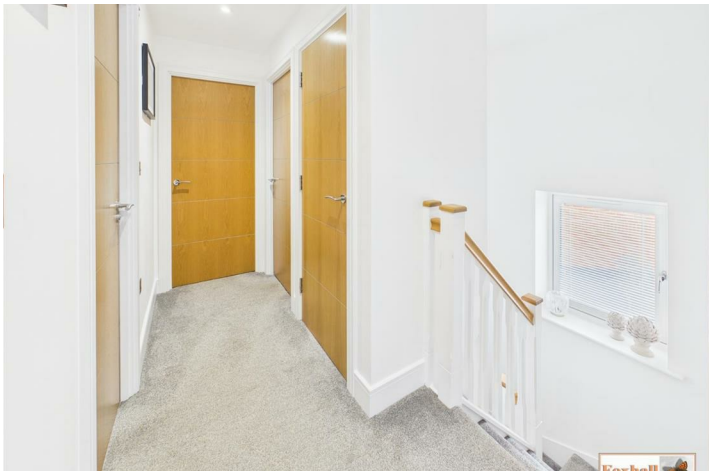
Rear Garden

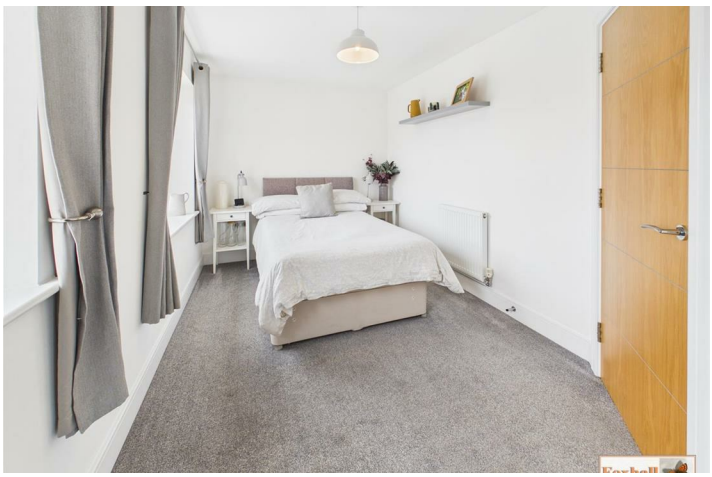
South-westerly facing rear garden commences with a paved patio area with the remainder laid to lawn, raised sleeper flower beds and shed to remain with outdoor lighting, outside PowerPoint, outside tap and gated access giving access to the parking space in front of the property.

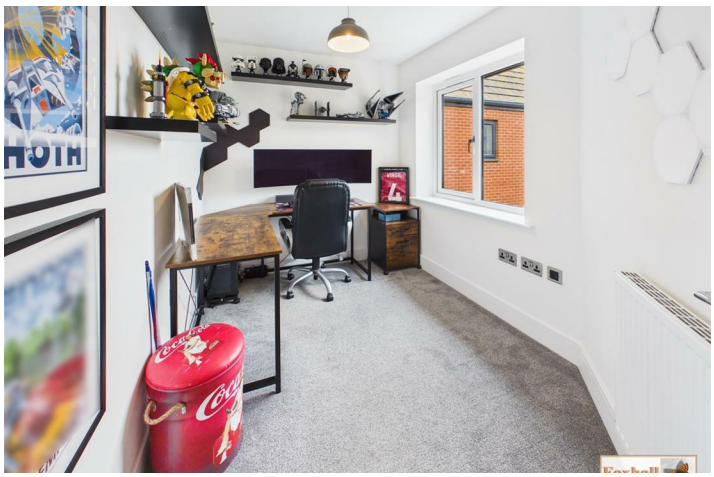
Agents Notes

Tenure - Freehold
Council Tax Band - D
Estate Charge of £127.16 (2025 Charge)









Foxhall

Road Map

Hybrid Map

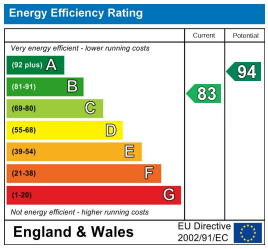
Terrain Map

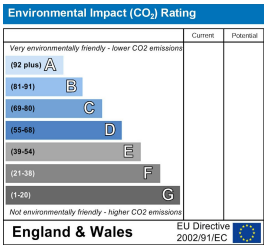
Floor Plan

Viewing

Please contact us on 01473 721133 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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