



4 Parkeston Road, Felixstowe, IP11 2NF

£205,000 FREEHOLD

Seemingly ideal for a first-time buyer or buy to let investor is this well presented and modern two bedroom mid terrace home located on the popular Cricket Hill development.

In addition to the two bedrooms the property benefits from a modern kitchen, modern bathroom and allocated off road parking for two cars.

The accommodation in brief comprises entrance hall, kitchen, utility cupboard, lounge/diner, upstairs are two bedrooms and a bathroom. 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 major supermarket, doctors surgery and a pharmacy with links to the A14 also nearby.

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

UPVC DOUBLE GLAZED ENTRANCE DOOR

Opening into :-

ENTRANCE HALLWAY 8' 1" x 2' 10" (2.46m x 0.86m)

Radiator, laminate flooring, storage cupboard (formerly used to be a cloakroom and has the plumbing to be reverted back) and further utility cupboard which has space and plumbing for a washing machine. Opening into :-

KITCHEN 8' 1" x 6' 7" (2.46m x 2.01m)

Modern re-fitted kitchen comprising fitted worktops with a tiled splashback, shaker style fitted storage units above and matching units and drawers below, composite sink unit with mixer tap and single drainer, integrated dishwasher and space available for freestanding fridge/freezer and cooker, laminate flooring, spotlights, window to front aspect.

LOUNGE/DINER 15' 1" x 12' 7" (4.6m x 3.84m)

Radiator, TV point, windows and door to rear aspect, stairs leading up to the first floor.

FIRST FLOOR LANDING

Access to loft space and doors to :-

BEDROOM ONE 12' 7" x 8' 2" (3.84m x 2.49m)

Radiator and two windows to the front aspect.

BEDROOM TWO 12' 8" x 7' 5" (3.86m x 2.26m)

Radiator, two windows to rear aspect and cupboard housing Vaillant combi-boiler.

BATHROOM 7' 3" x 6' (2.21m x 1.83m)

Modern suite fitted March 2026 comprising WC with hidden cistern, vanity wash hand basin with mixer tap and storage cupboard below, panelled bath with mixer tap and twin shower over, splash screen surround, fitted shower screen, heated towel rail, vinyl flooring, LED lit fitted mirror, extractor.

OUTSIDE

The front of the property is set back from the road, has an open front garden which is mainly laid to lawn with a garden path leading to the covered entrance door, outside brick built store.

The rear garden is enclosed by fencing and is landscaped and relatively low maintenance comprising a patio area with a garden path leading to the rear of the garden where there is a timber storage shed and rear access gate. The remainder of the garden is shingled with raised beds on either side. The shed has light and power connected. Additionally the property comes with two allocated off road parking spaces accessed via the rear of the property.

COUNCIL TAX

Band 'B'





Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

