



£370,000

Upperfield Drive, Old Felixstowe, IP11



3

Bedrooms



1

Bathroom

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS |  
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No onward chain involved on this three-bedroom detached bungalow in a sought after location, offering generous accommodation throughout, a garage and south-facing rear garden. The property features a bright lounge with dual-aspect Georgian-style UPVC double glazed windows and a feature fireplace, a kitchen/diner with pantry and breakfast bar, and three well-proportioned bedrooms. Additional benefits include a separate cloakroom and bathroom, ample built-in storage, UPVC double glazing throughout, and a modern gas combi boiler. Externally, the property enjoys a private, enclosed rear garden with patio seating areas, established planting, greenhouse, and pedestrian access to the garage.

**Porch**

UPVC half-glazed double-glazed sliding door opens into the porch, featuring tiled flooring and side windows. A PVC partially glazed double-glazed front door leads through to the main hallway.

**Hallway** 3.40m x 1.40m extending round to 2.6x0.94 (11' 2" x 4' 7")

Carpeted hallway with radiator and access to all rooms. Built-in cupboard housing the wall-mounted gas combi boiler (approximately 3 years old), along with an additional large floor-to-ceiling storage cupboard. Loft access hatch.

**Lounge** 5.44m x 3.38m (17' 10" x 11' 1")

A spacious reception room featuring UPVC double-glazed Georgian-style windows to the rear and a full-length UPVC double-glazed window to the side aspect. Feature tiled fireplace with mantle and gas fire. Two radiators, carpeted flooring, and a glazed internal door.

**Kitchen / Diner** 5.40m x 2.40m (17' 9" x 7' 10")

Fitted kitchen with UPVC double-glazed windows to the side and rear aspects. Laminate worktops with base units, one and a half bowl stainless steel sink, and a built-in pantry cupboard with its own high-level window. Space for fridge/freezer, washing machine, and electric cooker. Vinyl flooring to the kitchen area with carpet beyond the breakfast bar, currently used as a dining area. UPVC half-glazed door opens into the rear lobby.

**Rear lobby** 1.85m x 1.04m (6' 1" x 3' 5")

With opaque half-glazed doors to the front and rear. Carpeted flooring. Access to an external brick-built storage cupboard with flat roof.

**Master Bedroom** 4.03m x 3.43m (13' 3" x 11' 3") into the bay window

UPVC double-glazed square bay window to the front aspect. Spacious double bedroom with carpeted flooring.

**Bedroom Two** 4.40m x 2.96m (14' 5" x 9' 9")

UPVC double-glazed Georgian-style windows to the front and side aspects. Radiator, carpeted flooring, curtain rail, and coving to the ceiling.

**Bedroom Three** 3.02m x 2.44m (9' 11" x 8' )

UPVC double-glazed Georgian-style window to the side aspect. Radiator, carpeted flooring, and coving to the ceiling.

**Bathroom** 2.33m x 1.50m (7' 8" x 4' 11")

UPVC double-glazed low-level Georgian-style window to the side aspect. Suite comprising bath with thermostatically controlled shower and riser, wash hand basin, and radiator. Vinyl flooring, extractor fan, and partially tiled walls.

**Cloakroom** 1.78m x 0.93m (5' 10" x 3' 1")

Window to side aspect, WC, and vinyl flooring.

**Garage** 5.42m x 2.52m (17' 9" x 8' 3")

Detached garage with up-and-over door to the front and hardstanding. UPVC double-glazed door and window to the rear. Equipped with strip lighting, power points, modern gas and electric meters, and consumer unit.

**Back Garden** *12.20m x 12.00m (40' x 39' 4")*

South-facing rear garden, mainly laid to lawn with a paved pathway running centrally and a small hardstanding area midway. Concrete patio area adjacent to the property, providing access to both the rear lobby and pedestrian door to the garage. Greenhouse located in the far corner. Established borders with trees and plants, enclosed by wooden panel fencing.

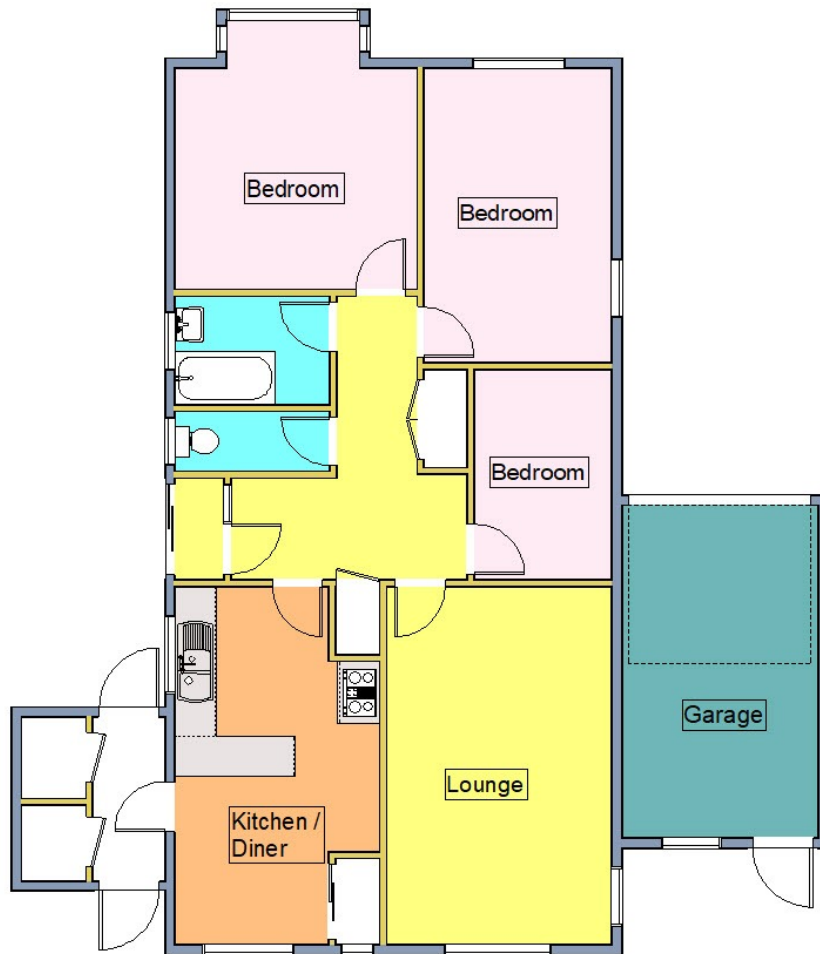
**Side Courtyard**


Enclosed side courtyard with wooden fencing and gated access. Hardstanding area providing bin storage with decorative chipped borders. Half-glazed door leads through to the rear lobby, with access onward to the kitchen and rear garden.

**Additional Information**

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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