



‘Pipers End’ 1C Maybush Lane, Felixstowe, IP11 7NA

£525,000 FREEHOLD

Offered for sale with no onward chain, an individual three bedroom detached bungalow situated in one of Felixstowe's most sought after residential locations, a few minutes walk from Cobbolds Point.

In addition to the three bedrooms the bungalow benefits from off road parking, garage, en-suite to bedroom one, solar panels and generous sized rooms throughout.

The accommodation in brief comprises entrance hall, inner hall, lounge/diner, kitchen, three bedrooms with an en-suite shower room to bedroom one, bathroom and additional cloakroom. Heating is supplied in the form of gas fired central heating to radiators and windows are of double glazed construction.

The property is located in the sought after area of Old Felixstowe convenient for a useful parade of shops on High Road East, a few minutes walk to the sea and promenade at Cobbolds Point, with The Fludyers Hotel and restaurant nearby and less than one mile away from Felixstowe town centre.

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

UPVC DOUBLE GLAZED ENTRANCE DOOR

Opening into :-

ENTRANCE HALL 10' 2" x 5' 4" (3.1m x 1.63m)

Radiator, door to inner hall and door to :-

LOUNGE/DINER 22' 1" x 17' 2" max into the bay reducing to 12' 8" (6.73m x 3.86m)

Three radiators, TV point, gas feature fireplace with surround, bay window to front aspect, with door opening into enclosed patio area, door into kitchen.

INNER HALL 19' 5" x 6' 2" max (5.92m x 1.88m)

Radiator, access to loft space, airing cupboard housing hot water cylinder and doors to :-

KITCHEN 11' 1" x 10' 1" (3.38m x 3.07m)

Fitted worktops with a tiled splashback, fitted storage units above and matching units and drawers below, stainless steel sink unit with mixer tap and single drainer, space and plumbing available for a washing machine and further spaces available for under counter fridge/freezer and freestanding cooker, windows and door to outside.

BEDROOM ONE 13' 5" x 12' 7" (4.09m x 3.84m)

Radiator, window to rear aspect, fitted wardrobes and sliding door to :-

EN-SUITE WET ROOM 9' 10" x 3' (3m x 0.91m)

Suite comprising low level WC, wash hand basin, shower area with electric shower over, extractor, radiator, obscured window to side aspect.

BEDROOM TWO 10' 9" x 10' 2" (3.28m x 3.1m)

Radiator, window to front aspect.

BEDROOM THREE 12' 6" x 8' 9" (3.81m x 2.67m)

Radiator, window to rear aspect, fitted wardrobes.

BATHROOM 6' 11" x 5' 11" (2.11m x 1.8m)

Suite comprising low level WC, wash hand basin, panelled bath with mixer tap and shower over, part tiled walls, radiator, shaver point, obscured window to rear aspect.

CLOAKROOM

Suite comprising low level WC, wash hand basin, radiator, obscured window to rear aspect.

OUTSIDE

To the front of the property there is a driveway enabling off road parking, further areas laid to lawn and a pathway leading to the entrance door, there is a side access gate with an additional patio area with an established shrub and plant border, outside lighting.

The rear garden is of easterly aspect, mainly laid to lawn with patio areas and enclosed by fencing with established shrub and plant borders, side access gate on both sides, outside tap, socket, summer house.

GARAGE 12' 11" x 9 ' 11" (3.94m x 3.02m)

Up and over door, light and power connected, gas boiler.

COUNCIL TAX

Band 'D'







