



**101 Cornwall Road, Felixstowe IP11 9AQ**

**£285,000 Freehold**

**A beautifully presented double bay fronted three bedroom semi detached family home with the additional benefit of a high specification kitchen and bathroom.**

Additionally, the property benefits from a south facing rear garden, conservatory, gas fired central heating and double-glazed windows throughout. The accommodation in brief comprises; entrance hall, lounge, kitchen/diner and conservatory. Upstairs there are three bedrooms and a bathroom with separate WC.

Being located in Cornwall Road, the property is conveniently situated to a parade of shops and amenities on Walton High Street and Felixstowe town centre is just under 1 mile away. Links to the A14 also nearby. A viewing is highly recommended to appreciate the modern accommodation on offer.

**ORIGINAL ENTRANCE DOOR** Opening into :-

**ENTRANCE HALL 13' 11" x 5' 11" (4.24m x 1.8m)**

Radiator, wood grain effect tiled flooring, stairs leading up to the first floor, window to the side aspect, under stairs storage cupboards and doors to :-

**LOUNGE 13' 8" x 12' 0" (4.17m x 3.66m)**

Bay window to the front aspect, radiator, TV point.

**OPEN PLAN KITCHEN/DINING ROOM**

**DINING ROOM 12' 1" x 9' 7" (3.68m x 2.92m)**

Wood grain effect tiled flooring, anthracite radiator, spotlights, French doors opening out into the conservatory and a large opening into :-

**KITCHEN 13' 2" x 7' 9" (4.01m x 2.36m)**

A modern high-specification refitted kitchen comprising a Quartz fitted worktop, anthracite handleless storage units above and matching storage units and drawers below, an inset stainless steel sink unit with mixer tap and drainer groove, built in water softener, space and plumbing available for a washing machine, integrated appliances such as a dishwasher, a four ring Neff gas hob with Neff cooker hood above, eye level Neff slide and hide oven with a microwave/oven combi above, continuation of the wood grain effect tiled flooring, tiled splashbacks, spotlights, under counter lighting, window to the rear aspect. The Vaillant combi boiler is also located in the kitchen.

**CONSERVATORY 12' 9" x 10' 8" (3.89m x 3.25m)**

Continuation of the wood grain effect tiled flooring, brick built base conservatory with UPVC windows and doors overlooking the rear garden, anthracite vertical radiator.

**FIRST FLOOR LANDING**

Large window to the side aspect, access to the loft space, doors to :-

**BEDROOM 1 13' 7" into bay x 10' 2" (4.14m x 3.1m)**

Original wood flooring, bay window to the front aspect, radiator, feature fire place and picture rail and fitted wardrobe.

**BEDROOM 2 12' 1" x 10' 2" (3.68m x 3.1m)**

Radiator, window to rear aspect, spotlights and original feature fireplace.

**BEDROOM 3 7' 11" x 7' 10" (2.41m x 2.39m)**

Picture rail, radiator and window to the front aspect.

**BATHROOM 7' 11" x 6' 2" (2.41m x 1.88m)**

High specification suite comprising vanity hand wash basin with a black chrome mixer tap and storage drawers underneath, extra long bath unit with black chrome mixer tap and a double width walk in shower with twin matt black shower heads and black smoked shower screen, part tiled walls, spotlights, extractor, anthracite heated towel rail, obscured window to the rear aspect, LED heated mirror, wood grain effect tiled flooring.

**SEPARATE WC**

Low level WC, wood grain effect tiled flooring, obscured window to the side aspect.

**OUTSIDE**

To the front of the property is a small front garden with fencing to the boundaries, block paved with a pathway to the entrance door and a side gate.

The rear garden is south facing and is mainly laid to lawn enclosed by fencing, patio area, outside hot and cold tap, large metal shed, wooden pagoda.

**COUNCIL TAX** - Band 'B'





Address: 101 Cornwall Road, FELIXSTOWE, IP11 9AQ  
RRN: 0310-2675-8320-2204-4485

### Energy Rating

Most energy efficient - lower running costs

CURRENT

POTENTIAL



Not energy efficient - higher running costs

England & Wales

EU Directive  
2002/91/EC











