



SB
Scott Beckett
Estate Agents



6 Fleet Road, Felixstowe, IP11 9FX

£685,000 FREEHOLD

A beautifully presented energy efficient detached family house with views over open countryside and flexible living accommodation in excess of 2,000 square feet constructed to a high specification in 2023 by the Generator Group of Developers.

The tastefully decorated and well-planned accommodation briefly comprises entrance hall, cloakroom, stunning open plan living room/dining room/kitchen with integrated appliances, utility room, first floor living room with balcony overlooking countryside (this room could be used as a fifth bedroom if required), four generously sized bedrooms with en-suite facilities to the primary bedroom, second bedroom and family bathroom.

Further benefits include full gas fired central heating via radiators, UPVC sealed unit double glazed windows and external doors, driveway with parking for four/five vehicles, double garage and a beautifully landscaped south facing rear garden.

The property is situated on the edge of the development at the end of a private driveway overlooking open countryside with an abundance of nearby walks including to Felixstowe Ferry, Falkenham and Kirton Creek and is also within easy reach of Felixstowe's highly regarded Golf Club with 18 hole golf links. The northern most end of the main town centre is within 1.2 miles with a variety of high street stores and independent shops available, a large selection of restaurants and cafes and Great Eastern Square Railway Station with regular services into Ipswich and onto London via Liverpool Street.

A viewing of this property is highly recommended to appreciate the high specification, finish, spacious accommodation and views over the surrounding countryside.

CONTEMPORARY STYLE COMPOSITE DOUBLE GLAZED ENTRANCE DOOR

Opening to :-

ENTRANCE HALLWAY 11' x 8' (3.35m x 2.44m)

Engineered oak flooring, staircase leading to the first floor with recess below, built in cloaks cupboard.

CLOAKROOM

Modern white contemporary style suite comprising wash hand basin with mixer tap and tiled splashback, WC with concealed cistern, radiator, laminate wood plank effect flooring, extractor fan, ceiling spotlights, UPVC sealed unit double glazed window to the side aspect.

OPEN PLAN LIVING ROOM/KITCHEN/DINING ROOM 35' 3" x 24' reducing to 12'4" (10.74m x 7.32m)

LIVING ROOM/DINING ROOM AREA 23'11" max x 22'5" max (7.29m x 6.84m)

A stunning light, bright room with dual aspect, four panel bi-folding doors opening onto a south facing terrace, engineered oak flooring, media plate, hard wired smoke alarm, modern contemporary log burning stove, three radiators, two double glazed windows to the side aspect.

KITCHEN AREA 14' 2" x 12' 2" (4.32m x 3.71m)

Fitted with a comprehensive range of high quality units comprising base cupboards and drawers, saucepan drawers, Silestone work surfaces, inset stainless steel one and a half bowl sink unit with adjacent draining area, mixer tap, Silestone upstands, matching eye level cupboards with under cupboard lighting, integrated fridge and freezer, integrated dishwasher, Bosch electric induction four ring hob with concealed extractor hood over, dual Bosch fan assisted ovens, wine fridge, ceiling spotlights, engineered oak flooring, hard wired smoke alarm, UPVC sealed unit double glazed window to the front aspect with views towards countryside, door to :-

UTILITY ROOM 6' 2" x 6' 3" (1.88m x 1.91m)

Fitted with matching units comprising base cupboards with Silestone work surfaces over, inset stainless steel single bowl sink with adjacent draining area, mixer tap, Silestone upstands, cupboard housing wall mounted Logic gas fired boiler, space and plumbing for automatic washing machine, space for fridge or freezer, radiator, laminate wood plank effect flooring, extractor fan, hard wired smoke alarm, ceiling spotlights, UPVC sealed unit double glazed window to the side aspect.

FIRST FLOOR GALLERIED LANDING 13' 6" x 11' (4.11m x 3.35m)

UPVC sealed unit double glazed full height window to the front aspect with views over open countryside, radiator, ceiling spotlights, hard wired smoke alarm, access to the loft space with pull down loft ladder, airing cupboard with pressurised hot water cylinder.

LIVING ROOM 17' x 12' 4" (5.18m x 3.76m)

(Potential for use as a fifth bedroom if required). Media panel, radiator, hard wired smoke alarm, UPVC sealed unit double glazed French doors and side panels enabling extensive views over open countryside and access to :-

BALCONY

Composite decking, cast iron balustrades and handrail, extensive views over open countryside.

BEDROOM ONE 13' 6" x 14' plus door recess (4.11m x 4.27m)

Full height UPVC feature window to the front aspect with extensive views over open countryside, radiator, door to :-

EN-SUITE SHOWER ROOM

Modern white contemporary style suite comprising double size walk in shower cubicle with dual head shower, tiled surround, glazed sliding door, wash hand basin with mixer tap, WC with concealed cistern, part tiled walls, chrome heated towel rail/radiator, electric shaver point, ceiling spotlights, extractor fan, UPVC sealed unit double glazed window to the side aspect.

BEDROOM TWO 13' x 12' (3.96m x 3.66m)

Radiator, UPVC sealed unit double glazed window to the side aspect and UPVC sealed unit double glazed full height window overlooking the rear garden, door to :-

EN-SUITE SHOWER ROOM

Modern white contemporary style suite comprising double sized shower cubicle with dual head shower, tiled surround, glazed sliding door, wash hand basin with mixer tap, WC with concealed cistern, part tiled walls, electric shaver point, chrome heated towel rail/radiator, laminated wood plank effect flooring, ceiling spotlights, extractor fan, UPVC sealed unit double glazed window to the side aspect.

BEDROOM THREE 17' x 10' 2" (5.18m x 3.1m)

Radiator, UPVC sealed unit double glazed French doors opening to a Juliette balcony and views over the rear garden.

BEDROOM FOUR 11' 8" x 9' 2" (3.56m x 2.79m)

Radiator, UPVC sealed unit double glazed window overlooking the rear garden.

FAMILY BATHROOM

Modern white contemporary style suite comprising glazed corner shower cubicle with fitted shower, glazed sliding door, panelled bath with central taps and separate shower, WC with concealed cistern, wash hand basin with mixer tap, part tiled walls, chrome heated towel rail/radiator, laminate wood plank effect flooring, ceiling spotlights, extractor fan.

OUTSIDE

The property is accessed at the end of a private herringbone style block paved road with no direct passing traffic, with the front garden being landscaped in a low maintenance design with parking for four/five vehicles, two tone shingle with sleeper style borders planted with flowers and shrubs, natural screening to the front boundary. Side path and gate leading to the rear garden and access to :-

DOUBLE GARAGE 23' 6" x 16' 2" (7.16m x 4.93m)

Up and over door, power and light connected, UPVC sealed unit double glazed door opening to the rear garden.

REAR GARDEN

To the rear of the property there is an attractive beautifully landscaped garden with a southerly aspect measuring approximately 54' in width x 25' in depth, designed and planted to maximise screening and with modern living in mind, with the garden itself comprising extensive patio areas, lawn bordered by trees, shrubs and flowers, external lighting and timber fencing to the boundaries.

COUNCIL TAX - Band 'G'

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		













