

Scott Beckett
Estate Agents







11 Chaucer Road, Felixstowe, IP11 7RS

£450,000 FREEHOLD

Offered for sale with no onward chain and situated on a quiet popular residential road located a short distance away from Felixstowe town centre and seafront is this well presented four bedroom detached family home.

In addition to the four bedrooms the property benefits from two reception rooms, conservatory, private landscaped west facing rear garden, off road parking and a garage.

The accommodation in brief comprises entrance porch, entrance hall, lounge, dining room, kitchen, conservatory, cloakroom, upstairs are four bedrooms, family bathroom with separate cloakroom. Heating is supplied in the form of gas fired central heating to radiators and windows are of double glazed construction.

Chaucer Road is a popular residential road located a short distance away from Felixstowe town centre and seafront and a viewing is highly recommended to appreciate the modern and spacious accommodation on offer.

ENTRANCE DOOR Opening into :-

ENTRANCE PORCH
Tiled flooring and UPVC entrance door opening into :-

ENTRANCE HALLWAY 11' 4" x 5' 6" (3.45m x 1.68m)
Laminate flooring, radiator, stairs leading up to the first floor and doors to :-

LOUNGE 24' 3" into the bay x 11' 5" (7.39m x 3.48m)
Bay window to front aspect, two radiators, TV point, laminate flooring, gas feature fireplace with surround and sliding doors opening into conservatory.

DINING ROOM 13' 11" into the bay x 11' 1" (4.24m x 3.38m)
Bay window to front aspect, radiator, laminate flooring, feature fireplace surround and door opening into :-

KITCHEN 17' 1" x 10' (5.21m x 3.05m)
Modern re-fitted kitchen comprising Granite fitted worktops with matching upstand, high gloss handleless storage units above and matching units and drawers below, stainless steel one and a half bowl sink unit with mixer tap and single drainer, space for American style freestanding fridge/freezer, Stoves Range cooker, vinyl flooring, two windows to side aspect, vertical radiator, French doors into conservatory and further door into :-

REAR LOBBY
Tiled flooring, door to rear garden, pantry cupboard with space and plumbing available for washing machine and door to :-

CLOAKROOM
WC with high level cistern, hand wash basin, obscured window to side aspect, tiled flooring.

CONSERVATORY 17' 5" max x 13' 10" (5.31m x 4.22m)
Brick built base conservatory with UPVC windows and doors overlooking the rear garden, radiator.

FIRST FLOOR LANDING
Access to the loft space and doors to :-

BEDROOM ONE 14' 3" x 10' 6" (4.34m x 3.2m)
Radiator, windows to front and side aspect.

BEDROOM TWO 12' 5" x 11' 3" (3.78m x 3.43m)
Radiator, windows to both front and side aspect.

BEDROOM THREE 11' 2" x 11' 2" (3.4m x 3.4m)
Radiator, windows to rear and side aspect.

BEDROOM FOUR/STUDY 7' 9" x 5' 11" (2.36m x 1.8m)
Window to rear aspect, airing cupboard housing gas boiler.

BATHROOM 9' 6" x 5' 10" (2.9m x 1.78m)
Suite comprising vanity wash hand basin with mixer tap and storage cupboard below, Victorian style roll top claw foot roll top bath with central mixer tap and shower head attachment, double width walk in shower cubicle with twin shower over, part tiled walls, heated towel rail, spotlights, obscured window to side aspect.

SEPARATE CLOAKROOM
Suite comprising low level WC, obscured window to side aspect.

OUTSIDE
To the front of the property is an imprinted concrete driveway enabling off road parking and is enclosed by a low brick wall to the front boundary. Alongside the property there is also a shared driveway opening out where there is access to the garage and a side access gate.

The landscaped west facing rear garden is mainly laid to lawn with a raised shrub and plant border to one side and a resin pathway with seating area leading to the rear of the garden, there is also a summerhouse, outside lighting and tap, side access gate, shingle area and a rear gate opening out onto an additional garden space currently being used as an allotment which is owned by British Railway but is managed by the residents. Service door into :-

GARAGE
With up and over door, light and power connected.

COUNCIL TAX
Band 'E'













O: 19 Hamilton Road, Felixstowe, Suffolk, IP11 7AX T: 01394 338000 **E:** enquiries@scottbeckett.co.uk **W:** www.scottbeckett.co.uk

The Property Ombudsman



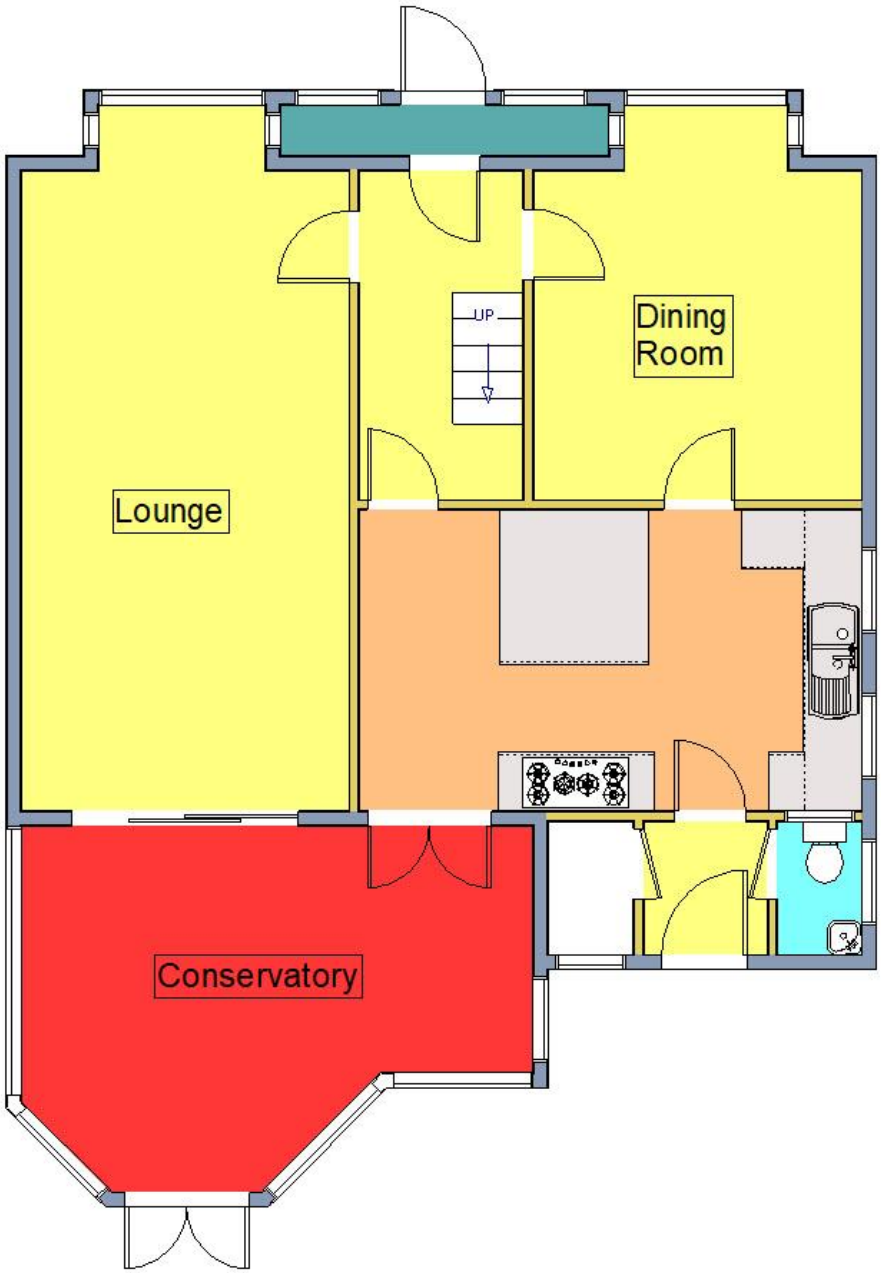


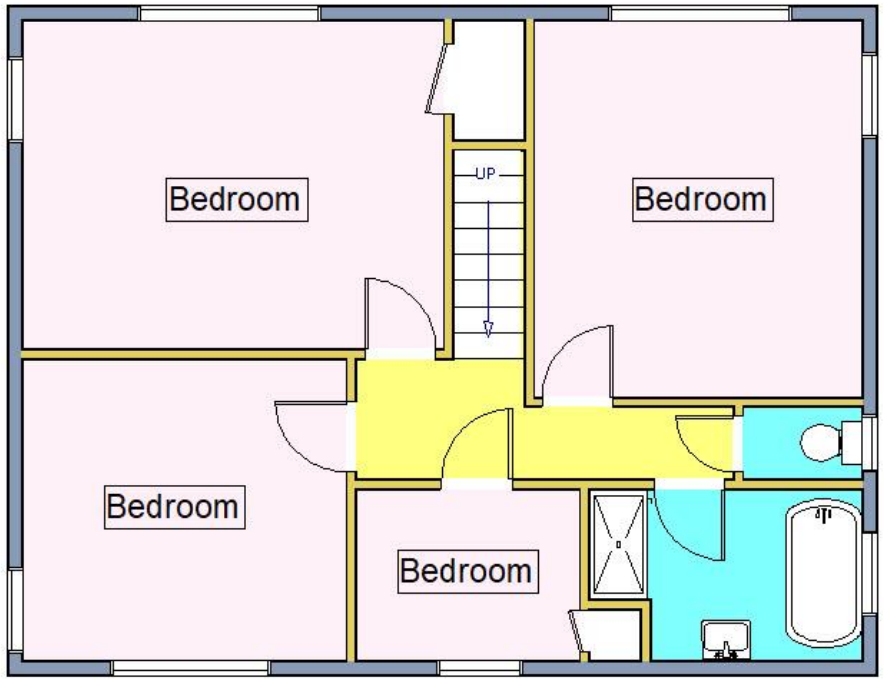


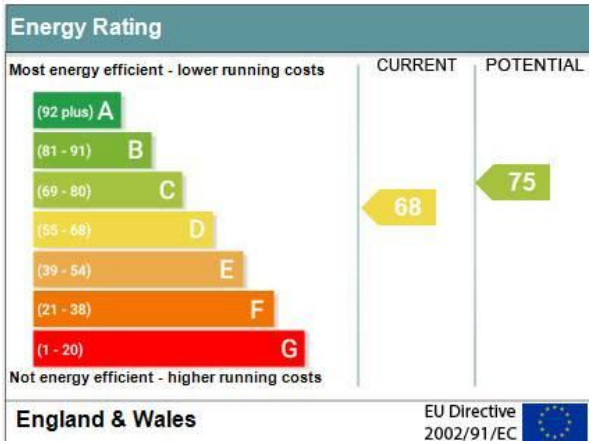




O: 19 Hamilton Road, Felixstowe, Suffolk, IP11 7AX T: 01394 338000 **E:** enquiries@scottbeckett.co.uk **W:** www.scottbeckett.co.uk







O: 19 Hamilton Road, Felixstowe, Suffolk, IP11 7AX T: 01394 338000 **E:** enquiries@scottbeckett.co.uk **W:** www.scottbeckett.co.uk