



## 3 Riby Road, Felixstowe, IP11 7QB

**£385,000 FREEHOLD**

Offered for sale with no onward chain and located within close proximity to Felixstowe town centre and seafront is this beautifully presented and extended three bedroom double bay fronted semi detached family home.

In addition to the three bedrooms the property benefits from ample off road parking, a landscaped tiered rear garden and three reception rooms.

The extension to the property has created a multi-purpose room which is currently being used as a play room but could be an office or a fourth bedroom, a utility room and a shower room.

The accommodation of the whole house comprises entrance hall, lounge, dining room, kitchen, inner hallway, multi-purpose room, utility room, shower room, upstairs are three bedrooms and a family bathroom. Heating is supplied in the form of gas fired central heating to radiators with electric underfloor heating in the inner hall, utility room and shower room, windows are of double glazed construction and were replaced in 2022.

Riby Road is a quiet road situated a short distance away from Felixstowe town centre and seafront, a viewing is highly recommended to appreciate the modernised and spacious accommodation on offer.

#### **OPEN STORM PORCH**

Composite entrance door opening into :-

#### **ENTRANCE HALLWAY 12' 7" x 8' 5" max (3.84m x 2.57m)**

Quarry tiled flooring, stairs leading up to the first floor with under stairs storage cupboard and doors to :-

#### **LOUNGE 13' 5" into the bay x 13' (4.09m x 3.96m)**

Bay window to the front aspect, radiator, TV point, wood burner stove with fireplace surround.

#### **DINING ROOM 12' 10" x 10' 5" (3.91m x 3.18m)**

Original wood flooring, radiator, bi-folding doors opening to rear garden.

#### **KITCHEN 16' 3" x 7' 3" (4.95m x 2.21m)**

Bespoke plywood kitchen comprising fitted worktops with a tiled splashback and fitted storage units and drawers below, composite one and a half bowl sink unit with hose style mixer tap, separate water filter tap and single drainer, space and plumbing available for a dishwasher, integrated electric oven with four ring electric hob and cooker hood above, tiled flooring, radiator, window to rear aspect, larder cupboard and an opening into :-

#### **INNER HALLWAY 22' 9" x 3' 10" (6.93m x 1.17m)**

Forming part of the extension, electric under floor heating, door access to front of the property and rear garden and an opening into :-

#### **MULTI-PURPOSE ROOM 16' 3" x 8' 1" (4.95m x 2.46m)**

Currently being used as a playroom but could be home office/gym or fourth bedroom if required, spotlights, obscured window to the front aspect.

#### **UTILITY ROOM 6' 11" x 5' (2.11m x 1.52m)**

Space and plumbing available for both a washing machine and tumble dryer, bespoke plywood fitted worktops and storage units, Butler sink with hose style mixer tap and tiled splashback, tiled flooring with under floor heating and a pocket door opening into :-

#### **SHOWER ROOM 6' 9" x 2' 8" (2.06m x 0.81m)**

Modern suite comprising WC with hidden cistern, walk in shower with Triton electric shower over, tiled surround, tiled flooring with under floor heating extractor.

#### **FIRST FLOOR LANDING**

Obscured window to side aspect, access to loft space where part of the loft has been converted to create a home office with a sliding door opening into the remainder of the loft, ideal for storage.

**BEDROOM ONE 14' 6" into the bay x 9' 9" (4.42m x 2.97m)**

Bay window to the front aspect, radiator, fitted wardrobes.

**BEDROOM TWO 12' x 10' 11" (3.66m x 3.33m)**

Radiator, window to rear aspect.

**BEDROOM THREE 8' 1" x 7' 8" (2.46m x 2.34m)**

Radiator, window to front aspect.

**BATHROOM 7' 5" x 7' 3" (2.26m x 2.21m)**

Suite comprising low level WC, wash hand basin, panelled bath with mixer tap, corner shower enclosure with Triton electric shower over, cupboard housing Worcester combi boiler, radiator, part tiled walls, obscured window to rear aspect.

**OUTSIDE**

To the front of the property is a low maintenance front garden which has been fully shingled enabling ample off road parking, outside lighting.

The landscaped rear garden is tiered and upon entering from the inner hallway there is a large store room with light and power connected, the remainder of the garden on the lower level is a patio area which is also accessed from the dining room and there are steps leading upto an enclosed artificial lawn area with further steps leading up to a raised decking area with glass ballistrade and outside socket.

**COUNCIL TAX**

Band 'C'











