



7 Ascot Drive, Felixstowe, IP11 9DW

£310,000 FREEHOLD

Offered for sale with no onward chain and situated in an established quiet cul-de-sac within the village of Walton, a modern two bedroom detached bungalow built of traditional brick cavity wall construction beneath a tiled roof.

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

The accommodation in brief comprises entrance porch, entrance hall, lounge, dining room, kitchen, two bedrooms and a shower room. Heating is supplied in the form of gas fired central heating to radiators and windows are of double glazed construction.

Ascot Drive is ideally situated for access to good public transport links in High Street to both Felixstowe and Ipswich and also within the village are good shopping facilities including two co-ops, a bakers, pharmacy furniture stores and a post office.

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

UPVC DOUBLE GLAZED ENTRANCE DOOR

Opening into :-

ENTRANCE PORCH

Further entrance door opening into :-

ENTRANCE HALLWAY 13' 9" x 4' 5" (4.19m x 1.35m)

Laminate flooring, radiator, access to loft space, fitted storage cupboard and doors to :-

LOUNGE 16' 10" x 10' 11" (5.13m x 3.33m)

Radiator, TV point, windows to rear and side aspect, gas feature fire with surround and an opening into :-

DINING ROOM 10' 5" x 7' 11" (3.18m x 2.41m)

Radiator, French doors to rear garden, storage cupboard and an opening into :-

KITCHEN 11' 5" x 8' 6" (3.48m x 2.59m)

Fitted worktops with a tiled splashback, fitted storage units above and matching units and drawers below, composite sink unit with mixer tap and single drainer, space and plumbing available for washing machine and further spaces available for freestanding fridge/freezer and cooker, vinyl flooring, radiator, windows and door to side aspect, Worcester combi boiler.

BEDROOM ONE 14' 8" x 10' 8" (4.47m x 3.25m)

Radiator, box bay window to front aspect.

BEDROOM TWO 12' 5" x 10' 8" (3.78m x 3.25m)

Radiator, box bay window to front aspect.

SHOWER ROOM 6' 7" x 5' 5" (2.01m x 1.65m)

Suite comprising low level WC, wash hand basin with mixer tap, double width walk in shower with shower seat, fully tiled walls, heated towel rail, obscured window to side aspect.

OUTSIDE

The front of the property has been fully block paved with a driveway enabling off road parking for up to three cars. There is a side access gate.

The unoverlooked south west facing rear garden is enclosed by fencing and comprises a lawn area with wrap around patio, outside tap, two brick built stores and a service door into :-

GARAGE

Up and over door, light and power connected.

COUNCIL TAX

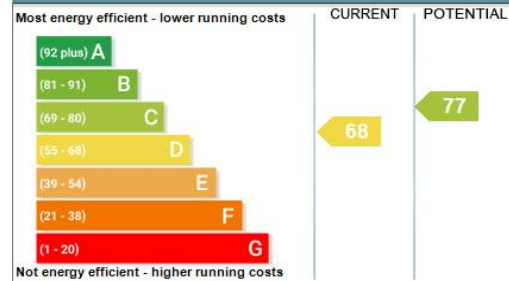
Band 'D'





Address: 7 Ascot Drive, FELIXSTOWE, IP11 9DW
 RRN: 9236-4224-9600-0616-1292

Energy Rating



England & Wales

EU Directive 2002/91/EC

