



12 Conway Close, Felixstowe, IP11 9LP

£425,000 FREEHOLD

Occupying a generous sized corner plot situated in a quiet cul-de-sac in the sought after Old Felixstowe location is this beautifully presented and extended three bedroom detached family home.

In addition to the three bedrooms the property benefits from ample off road parking, garage and a generous sized private rear garden with log cabin.

The accommodation in brief comprises entrance hall, cloakroom, lounge/dining room, conservatory, kitchen, utility room, study/store, on the first floor are three good size bedrooms and a modern four piece suite family bathroom. Heating is supplied in the form of gas fired central heating to radiators with a boiler installed less than two years ago and windows are of double glazed construction.

Conway Close is located approximately one and a half miles from Felixstowe town centre and is located a short distance away from local schooling such as Kingsfleet and Colneis Junior. Felixstowe seafront is also nearby.

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

COVERED UPVC ENTRANCE DOOR

Opening into :-

ENTRANCE HALLWAY 13' 7" x 6' (4.14m x 1.83m)

Laminate flooring, radiator, obscured window to side aspect, stairs leading up to the first floor and doors to :-

CLOAKROOM 6' 1" x 2' 8" (1.85m x 0.81m)

Suite comprising low level WC, hand wash basin with mixer tap, radiator, obscured window to front aspect.

OPEN PLAN LOUNGE/DINING ROOM 28' x 11' 5" (8.53m x 3.48m)

LOUNGE 17' 3" x 11' 5" (5.26m x 3.48m)

Laminate flooring, radiator, window to rear aspect, TV point.

DINING ROOM 11' 1" x 9' 6" (3.38m x 2.9m)

Laminate flooring, radiator, window to side aspect and sliding door opening into:

CONSERVATORY 7' 9" x 6' 4" (2.36m x 1.93m)

UPVC windows and doors overlooking rear garden.

KITCHEN 16' 8" x 10' 6" (5.08m x 3.2m)

Fitted worktops with a tiled splashback, fitted storage units above and matching units and drawers below, composite one and a half bowl sink unit with mixer tap and single drainer, integrated dishwasher, eye level electric double oven and four ring gas hob with extractor above, space and plumbing available for American style fridge/freezer, radiator, laminate flooring, window to front aspect and an opening into :-

UTILITY ROOM 6' 10" x 6' 7" (2.08m x 2.01m)

Fitted worktops with space and plumbing available for a washing machine below, tiled splashback, laminate flooring, windows and door to side aspect and door to:

STUDY/STORE ROOM 6' 7" x 6' 3" (2.01m x 1.91m)

Radiator, window to front aspect, Vaillant combi boiler (installed less than two years ago).

FIRST FLOOR LANDING

Obscured window to side aspect, fitted storage cupboard, access to the loft space and doors to :-

BEDROOM ONE 15' x 11' 1" (4.57m x 3.38m)

Radiator, window to front aspect, fitted wardrobes.

BEDROOM TWO 13' 4" x 11' 1" (4.06m x 3.38m)

Radiator, window to rear aspect, fitted wardrobes.

BEDROOM THREE 8' 6" x 7' 11" (2.59m x 2.41m)

Radiator, window to rear aspect.

BATHROOM 8' 1" x 7' 8" (2.46m x 2.34m)

Modern four piece re-fitted suite comprising low level WC, wash hand basin with mixer tap, bath with waterfall style mixer tap and shower head attachment, separate corner shower cubicle with twin shower heads, fully tiled walls, tiled flooring with electric underfloor heating, heated towel rail, obscured window to front aspect.

OUTSIDE

The front of the property it has been fully block paved to enable ample off road parking, there is a small shingle decorative area, side access gate and access to :-

GARAGE 17' x 8' 3" (5.18m x 2.51m)

Up and over door, light and power connected, service door into :-

REAR GARDEN

Generous sized rear garden which is mainly laid to lawn, and enclosed by fencing, outside lighting and outside tap, large decking area with wooden pergola, timber shed and access to :-

LOG CABIN 15' 5" x 15' 5" (4.7m x 4.7m)

Light and power connected.

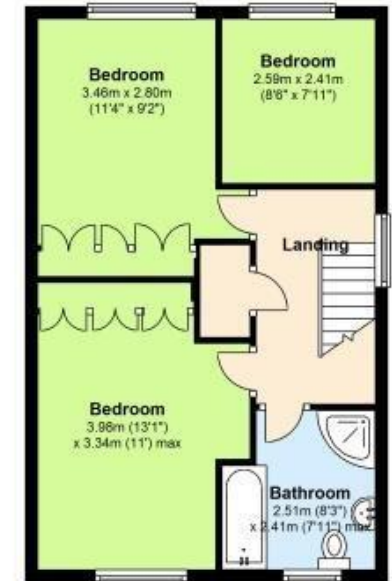
COUNCIL TAX

Band 'D'

Ground Floor
Approx. 70.9 sq. metres (763.1 sq. feet)



First Floor
Approx. 46.1 sq. metres (495.8 sq. feet)



Total area: approx. 117.0 sq. metres (1258.8 sq. feet)

Prepared By david-mortimer.com
Not To Scale For Identification Purposes Only
Plan produced using PlanUp.

EPC TO FOLLOW



