



45 Westmorland Road, Felixstowe, IP11 9TJ

£575,000 FREEHOLD

A well presented modern detached family house built in the early 1970s of traditional brick cavity wall construction beneath a pitched tiled roof, located in the sought after area of Old Felixstowe convenient for nearby schools and within walking distance to the sea, cliff tops and 18 hole golf links.

The well planned accommodation briefly comprises entrance porch, entrance hall, lounge, dining room, double glazed conservatory, kitchen, utility room, ground floor shower room, four bedrooms and family bathroom.

Further benefits include a pressed concrete driveway with off street parking for numerous vehicles, double garage, attractive and private south facing rear garden, gas fired central heating via radiators and UPVC sealed unit double glazed windows.

The property is situated in an established residential road in Old Felixstowe convenient for popular nearby schools, sailing facilities at The Ferry, 18 hole golf links, sea and promenade and is approximately one and a half miles from the main town centre shopping thoroughfare.

UPVC SEALED UNIT DOUBLE GLAZED ENTRANCE DOOR

Opening to :-

ENTRANCE PORCH

Tiled floor, UPVC sealed unit double glazed window to the front and side aspect.

COMPOSITE DOUBLE GLAZED DOOR

Opening to :-

ENTRANCE HALLWAY 11' 8" x 7' 10" (3.56m x 2.39m)

Laminate wood plank effect flooring, staircase leading to the first floor, radiator, central heating thermostat, built in cloaks cupboard.

SHOWER ROOM

White suite comprising WC with concealed cistern, wash hand basin with double cupboards below, tiled splashbacks, electric shaver point, pelmet with downlighters, fitted cupboards, glazed shower cubicle with mixer shower and waterproof panelled walls, wall tiling, chrome heated towel rail and radiator.

LOUNGE 21' x 12' 8" (6.4m x 3.86m)

Red brick fireplace with tiled hearth and tiled shelves, gas wood burning stove style fire, two radiators, TV point, UPVC sealed unit double glazed windows to the front and rear aspect, throughway to :-

DINING ROOM 11' 2" x 9' 10" (3.4m x 3m)

Radiator, sealed unit double glazed sliding patio doors opening to :-

CONSERVATORY 9' 3" x 9' 2" (2.82m x 2.79m)

Brick base with UPVC sealed unit double glazed windows, insulated and lined roof, UPVC sealed unit double glazed casement door opening to the rear garden.

KITCHEN 13' plus door recess x 12' 10" (3.96m x 3.91m)

Fitted with a comprehensive range of light oak units with brushed stainless steel handles comprising base cupboards and drawers with work surfaces over, inset stainless steel double bowl sink unit with mixer tap, tiled splashbacks, matching eye level cupboards, built in Bosch single oven, gas four ring hob with extractor hood over, radiator, breakfast bar, UPVC sealed unit double glazed windows to the side and rear aspect, built in pantry with fitted shelves, door to :-

UTILITY ROOM 7' 10" x 6' (2.39m x 1.83m)

Stainless steel single drainer sink unit with pine double door cupboard below, pine louvred double door eye level cupboard, space and plumbing for automatic washing machine, space and plumbing for automatic dishwasher, radiator, UPVC sealed unit double glazed window and door to the side aspect.

FIRST FLOOR LANDING

Access to the loft space with pull down loft ladder, built in airing cupboard with pre-insulated lagged hot water cylinder, housing wall mounted Solo gas fired boiler, pine slatted shelves.

BEDROOM ONE 12' 10" max into wardrobe depth reducing to 11' x 11' 10" (3.91m x 3.61m)

Range of mirror fronted fitted wardrobes, built in double door wardrobe, radiator, UPVC sealed unit double glazed window to the front aspect.

BEDROOM TWO 12' 6" x 9' 4" plus door recess (3.81m x 2.84m)

Radiator, UPVC sealed unit double glazed window to the front aspect, built in double door wardrobe.

BEDROOM THREE 9' 6" x 9' 2" (2.9m x 2.79m)

Radiator, built in wardrobe cupboards, UPVC sealed unit double glazed window to the rear aspect.

BEDROOM FOUR 9' 6" x 9' 2" (2.9m x 2.79m)

Radiator, built in double door wardrobe, UPVC sealed unit double glazed window to the rear aspect.

BATHROOM

Modern suite comprising pine panelled bath with mixer tap and shower attachment, WC with concealed cistern, wash hand basin with mixer tap and vanity cupboards below, part tiled walls, electric shaver point, radiator, UPVC sealed unit double glazed window to the rear aspect.

OUTSIDE

The property is nicely recessed from the road with a good size front garden comprising lawn with mature hedging to the boundaries, pressed concrete driveway enabling off street parking for numerous vehicles, side gate access leading to the rear garden and access to :-

DOUBLE GARAGE 17' 2" x 19'3" max reducing to 16' 10" (5.23m x 5.13m)

Remote control electric up and over door, power and light connected, UPVC sealed unit double glazed door opening to the rear.

REAR GARDEN

To the rear of the property there is a good size south facing landscaped garden offering a good degree of privacy comprising Herringbone style block paved patio area, lawn with attractive well stocked flower and shrub borders, trellis archway with rose leading through to a further garden area with green house, plum tree and shrubs with former vegetable plot.

COUNCIL TAX

Band 'E'

Address: 45 Westmorland Road, FELIXSTOWE, IP11 9TJ
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