



Links Avenue | | Felixstowe | IP11 9HD

Offers In The Region Of £635,000

NICHOLAS
— ESTATES —

Links Avenue |
Felixstowe | IP11 9HD
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A very well presented, extended and modernised, four bedroom detached family house situated in ever popular area of Old Felixstowe.

- Generous Detached Family House
- Four Bedrooms
- Three Reception Rooms
- Impressive 29' Lounge
- Driveway & Garage

Entrance Porch

11'8 x 5'6 (3.56m x 1.68m)

Front aspect double glazed door, front & side aspect double glazed windows, front aspect Velux window with vaulted ceiling, tiled flooring, double glazed door to;

Hall

Carpet, stairs to 1st floor and doors to;

Cloakroom

Low level flush w/c, hand wash basin, tiled floor, heated towel rail and extractor fan.

Family Room

15'3 x 12'6 (4.65m x 3.81m)

Front& side aspect double glazed windows, carpet and radiator.



A very well presented, extended and modernised, four bedroom detached family house situated in ever popular area of Old Felixstowe. The accommodation comprises, entrance porch, hallway, family room, cloakroom, kitchen/breakfast room, lounge and dining room. The first floor offers master bedroom with en-suite shower room,



Lounge

29'0 x 13'0 (8.84m x 3.96m)

Rear aspect double glazed double doors, rear & side aspect double glazed windows, carpet, radiator and a feature gas fire.

Kitchen/Breakfast Room

25'6 x 11'3 (7.77m x 3.43m)

Rear aspect double glazed double doors, slate tiled flooring, granite work surfaces with an inset stainless steel twin sink, a range of wall and base mounted units, induction hob, electric double oven, fitted larder cupboard and larder style fridge & freezer, recessed spot lights. Door to;

Dining Room

14'1 x 9'0 (4.29m x 2.74m)

Rear aspect double glazed window, radiator and carpet.

Landing

Side aspect double glazed window, airing cupboard, loft access, carpet and doors to;

Bedroom

14'1 x 12'5 (4.29m x 3.78m)

Front & side aspect double glazed windows, radiator, carpet and built in wardrobe.

Bedroom

12'5 x 11'3 (3.78m x 3.43m)

Side aspect double glazed window, radiator and carpet.

Bedroom

12'3 x 12'0 (3.73m x 3.66m)

Two rear aspect double glazed windows, radiator, carpet and a built in wardrobe, door to;

En-Suite

Rear aspect double glazed window, side aspect Velux window, wood effect

Bathroom

Two side aspect double glazed windows, tiled flooring. wall mounted uplights, vanity unit with dual flush w/c and hand wash basin, heated towel rail, walk in shower with tiled soakaway floor, recessed spot lights and a raised bath platform with a freestanding bath.

Bedroom

10'4 x 8'1 (3.15m x 2.46m)

Limited head height - Two side aspect Velux windows, carpet and radiator.

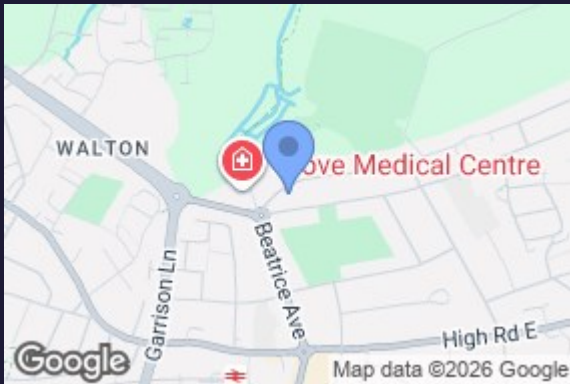
Garage

16'6 x 9'2 (5.03m x 2.79m)

Electric roller door, power, light, gas fired boiler, hot water cylinder, work surface with a stainless steel sink & drainer.

Outside

Block paved driveway providing off road parking for several vehicles and leading to the attached single garage, shingled frontage with mature flowering borders. To the rear the garden is fully enclosed, which is largely laid to lawn, with paved patio, mature flowering borders and a Gazebo with power connected.



Council Tax Band F EPC Rating C

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(12 plus) A	
(81-91) B	
(69-80) C	74
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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