



**22 Collett Road, Felixstowe, IP11 9FF**

**£300,000 FREEHOLD**

**Offered for sale with no onward chain and located in a quiet cul-de-sac on the popular Walton Gate development built by Barratt Homes in 2019 is this three bedroom detached family home.**

In addition to the three bedrooms the property benefits from ample off road parking, a larger than average rear garden and an en-suite shower room to bedroom one.

The accommodation in brief comprises entrance hall, cloakroom, lounge, kitchen/diner, upstairs are three bedrooms (en-suite shower room to bedroom one) and a family bathroom. Heating is supplied in the form of gas fired central heating to radiators and windows are of double glazed construction.

Being located on the Walton Gate development the property is within walking distance to Felixstowe High School and is within close proximity to local shops and amenities located on Walton High Street.

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

**ENTRANCE DOOR** Opening into :-

**ENTRANCE HALLWAY** 12' 11" x 6' 3" (3.94m x 1.91m)

Karndean flooring, stairs leading up to the first floor with an under stairs storage cupboard, radiator, meters cupboard and doors to :-

**CLOAKROOM** 6' 3" x 2' 11" (1.91m x 0.89m)

Suite comprising low level WC, corner hand wash basin with mixer tap and tiled splashback, Karndean flooring, radiator, extractor.

**LOUNGE** 16' 1" x 10' 2" (4.9m x 3.1m)

Two radiators, windows to both front and side aspect, TV point.

**KITCHEN/DINER** 16' 1" x 10' 4" (4.9m x 3.15m)

Fitted worktops with a matching upstand, high gloss white storage units above and matching storage units and drawers below, stainless steel sink unit with single drainer and hose style mixer tap, integrated appliances such as fridge/freezer, dishwasher and washer/dryer, integrated Zanussi eye level oven, four ring gas hob with cooker hood above, cupboard housing Logic combi boiler, Karndean flooring, radiator, window to front aspect and windows and french doors overlooking rear garden.

**FIRST FLOOR LANDING** Radiator, access to the loft space and doors to :-

**BEDROOM ONE** 13' 11" x 12' 9" reducing to 9' 7" (4.24m x 2.92m)

Laminate flooring, radiator, windows to front and side aspect, door to :-

**EN-SUITE SHOWER ROOM** 6' 10" x 4' 7" (2.08m x 1.4m)

Suite comprising low level WC, hand wash basin with mixer tap and tiled splashback, shower cubicle with tiled surround, radiator, shaver point, obscured window to front aspect, extractor.

**BEDROOM TWO** 10' 5" x 10' 3" (3.18m x 3.12m)

Laminate flooring, radiator, windows to both front and side aspect, fitted double wardrobe with additional above stairs fitted storage cupboard.

**BEDROOM THREE** 7' 3" x 6' 9" (2.21m x 2.06m)

Laminate flooring, radiator, window to side aspect.

**FAMILY BATHROOM** 7' 7" x 6' 3" (2.31m x 1.91m)

Suite comprising low level WC, hand wash basin and mixer tap, tiled splashback, panelled bath with mixer tap and tiled surround, Karndean flooring, radiator, obscured window to side aspect, extractor.

**OUTSIDE** The property is located in a quiet cul-de-sac on the Barratt development and benefits from a patioed shared driveway creating off road parking for numerous cars. The remainder of the front of the property has a shingled surround and established shrub and plant border, with a garden pathway leading to the entrance door.

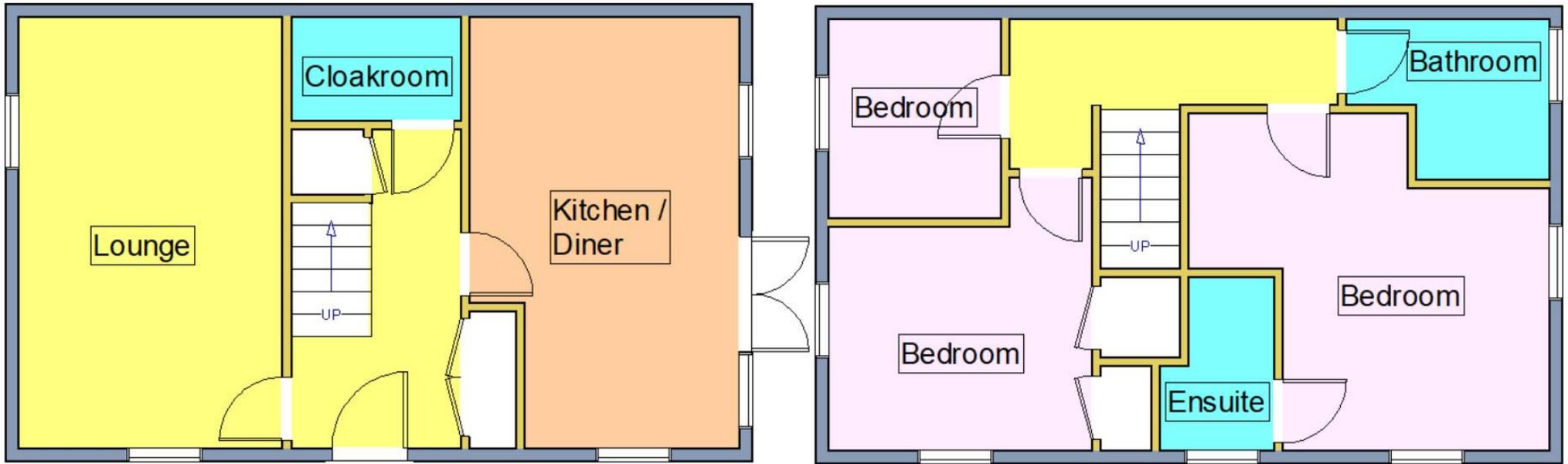
The rear garden is slightly larger in size compared to others on the development and is enclosed by fencing. Upon entering from the kitchen there is a good size patio area and a pathway leading to a rear patio, the remainder of the garden is laid to lawn, two storage sheds, outside tap and side access gate.

**COUNCIL TAX** Band 'D'









| Score | Energy rating | Current     | Potential   |
|-------|---------------|-------------|-------------|
| 92+   | <b>A</b>      |             | 95 <b>A</b> |
| 81-91 | <b>B</b>      | 84 <b>B</b> |             |
| 69-80 | <b>C</b>      |             |             |
| 55-68 | <b>D</b>      |             |             |
| 39-54 | <b>E</b>      |             |             |
| 21-38 | <b>F</b>      |             |             |
| 1-20  | <b>G</b>      |             |             |