



41 Garrison Lane, Felixstowe, IP11 7RR

£350,000 FREEHOLD

Offered for sale with no onward chain and located within close proximity to Felixstowe town centre and seafront is this individual extended three bedroom detached bungalow set on a larger than average plot.

In addition to the three bedrooms the bungalow benefits from ample off road parking, detached garage, two reception rooms and two bathrooms.

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

With some modernisation required, a viewing is highly recommended to appreciate the potential on offer.

UPVC DOUBLE GLAZED ENTRANCE DOOR

Opening into:

ENTRANCE PORCH

Tiled flooring, windows to front and side aspect, door opening into:

ENTRANCE HALLWAY 29' 10" X 16'7" reducing to 4' 10" (9.09m x 1.47m)

Two radiators, two windows to front aspect, doors to:

LOUNGE 14' 10" into the bay x 12' 8" (4.52m x 3.86m)

Bay window to front aspect, radiator, TV point, gas feature fireplace with surround.

KITCHEN 12' 11" x 9' (3.94m x 2.74m)

Fitted worktops with a tiled splashback, fitted storage units above and matching units and drawers below, stainless steel one and a half bowl sink unit with mixer tap and single drainer, space and plumbing available for both a washing machine and a dishwasher, further spaces available for freestanding cooker and fridge/freezer, window to rear aspect, door opening into:

REAR LOBBY

Ideal Mexico II gas boiler, further cupboard housing immersion water heater, pantry cupboard, double glazed windows and door to outside.

DINING ROOM 13' 4" into the bay x 12' 11" (4.06m x 3.94m)

Radiator, door into bedroom three, bay window with door to side aspect opening into:

CONSERVATORY 21' 7" x 9' 8" (6.58m x 2.95m)

Access from both the dining room and bedroom one, UPVC windows to front, side and rear aspect with door opening into rear garden.

BEDROOM ONE 12' 5" x 10' 11" (3.78m x 3.33m)

Radiator, TV point, window opening into entrance hall and side door opening into conservatory.

BEDROOM TWO 11' 1" x 9' 2" (3.38m x 2.79m)

Radiator, window to side aspect.

SHOWER ROOM 7' 8" x 3' 4" (2.34m x 1.02m)

Potential to become an en-suite for bedroom two. Suite comprising low level WC, wash hand basin, shower enclosure, heated towel rail, obscured window to side aspect.

BEDROOM THREE 11' 9" x 9' 4" (3.58m x 2.84m)

Window to side aspect, fitted wardrobes.

BATHROOM 9' 1" x 7' 11" (2.77m x 2.41m)

Avocado bathroom suite comprising low level WC, wash hand basin, panelled bath, tiled walls, radiator, access to loft space, built in storage cupboards, two obscured windows to rear aspect.

OUTSIDE

To the front of the property there is a gated block paved driveway extending down the side of the property and access to the rear where the garage is located. The remainder of the front garden is hardstanding with an established shrub and plant border and a pedestrian gate leading to the entrance door.

The rear garden is enclosed by fencing and there is a lawn area with an established shrub and plant border, summer house, storage shed and a large patio area opening out onto the continuation of the driveway with access to:

GARAGE 20' x 10' (6.1m x 3.05m)

Electric roller door, light and power connected, window to side aspect.

COUNCIL TAX

Band 'D'











