



**7 Brook Lane, Felixstowe, IP11 7EG**

**GUIDE PRICE £495,000**

**An attractive and extended individual detached two-bedroom bungalow built in the early 1960s of traditional brick cavity wall construction beneath a pitched tiled roof.**

The well planned and spacious accommodation briefly comprises entrance vestibule/reception hall, lounge, hallway, dining room, kitchen, two double bedrooms, utility room, double glazed conservatory, shower room and separate WC.

Further benefits include UPVC sealed unit double glazed windows, gas fired central heating via radiators and a single garage. The property stands on a mature on a mature private plot with attractive gardens situated in a highly regarded and popular sought after residential location less than half a mile from the sea and promenade at Cobbold's Point and less than a quarter of a mile to the northern most end of Felixstowe's main town centre shopping thoroughfare with a variety of local and national high street stores available.

#### **UPVC SEALED UNIT DOUBLE GLAZED DOORS**

Opening to :-

#### **RECEPTION HALLWAY/ENTRANCE VESTIBULE 10' x 10' 3" (3.05m x 3.12m)**

Lantern style ceiling window, tiled flooring, UPVC sealed unit double glazed windows to the side aspect, wood grain effect double glazed casement doors opening to the lounge and glazed double doors opening to :-

#### **DINING ROOM 10' x 11' 2" (3.05m x 3.4m)**

Original parquet flooring, radiator, glazed door to :-

#### **INNER HALLWAY**

Access to loft space with pull down loft ladder, built in double door airing cupboard with pressurised hot water cylinder, built in cloaks cupboard, radiator, parquet flooring.

#### **EXTENDED LOUNGE**

A light bright room with a partly vaulted ceiling, marble fireplace with matching hearth, parquet flooring, two radiators, UPVC sealed unit double glazed window to the front aspect, UPVC sealed unit double glazed doors opening to the entrance vestibule/reception hallway and UPVC sealed unit double glazed doors opening to the side aspect.

#### **KITCHEN 12' 6" x 9' 8" (3.81m x 2.95m)**

Fitted with a range of wood grain effect units comprising base cupboards and drawers with work surfaces over, inset single drainer sink unit with mixer tap, tiled splashbacks, matching eye level cupboards, space and plumbing for automatic washing machine and dishwasher, built in Bosch single oven, gas four ring hob with extractor hood over, feature shelved recess, tiled floor, built in pantry, radiator, UPVC sealed unit double glazed window to the side aspect, door to :-

#### **REAR LOBBY/UTILITY ROOM 11' x 6' (3.35m x 1.83m)**

Quarry tiled floor, UPVC sealed unit double glazed window to the side aspect, wall mounted Vaillant gas fired boiler, glazed door opening to the rear garden, throughway to :-

#### **CONSERVATORY 8' 6" x 9' 6" (2.59m x 2.9m)**

Brick base with UPVC sealed unit double glazed windows and pitched glazed roof, quarry tiled floor, wall light points, UPVC sealed unit double glazed French doors opening to the rear garden.

#### **BEDROOM ONE 12' 6" x 11' 3" (3.81m x 3.43m)**

Built in double door wardrobe, vanity wash hand basin with cupboards below, matching eye level cupboards, electric shaver point, original parquet flooring, radiator, UPVC sealed unit double glazed window to the side aspect.

**BEDROOM TWO 13' 7" x 11' reducing to 9' 3" (4.14m x 2.82m)**

Two built in double door wardrobes with cupboards over, original parquet flooring, radiator, UPVC sealed unit window to the front aspect.

**SHOWER ROOM**

Re-fitted with a white suite comprising low level WC, wash hand basin with mixer tap, glazed corner shower cubicle, mixer shower, chrome heated towel rail/radiator, tiled floor, fully tiled walls, UPVC sealed unit double glazed window to the rear aspect.

**SEPARATE WC**

Low level WC with integrated wash hand basin, fully tiled walls, tiled floor, UPVC sealed unit double glazed window to the rear aspect.

**OUTSIDE**

The property is recessed from the road with an attractive south facing front garden being beautifully established, mainly laid to lawn with well stocked shrub, tree and herbaceous borders, resin sweeping driveway enabling off street parking for numerous vehicles, two lantern style lights, further driveway area leading to :-

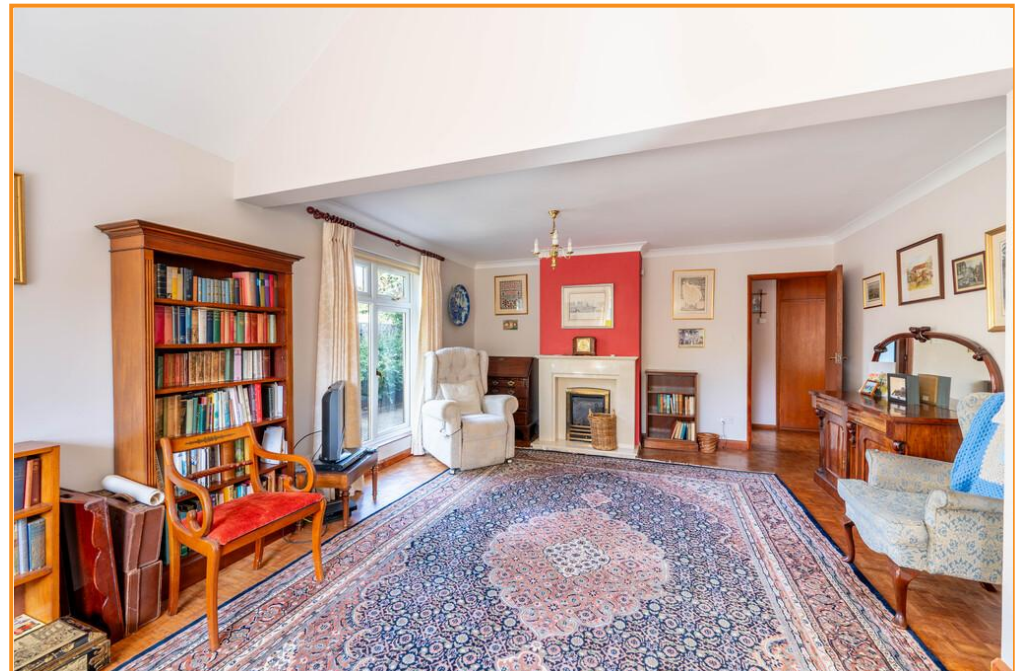
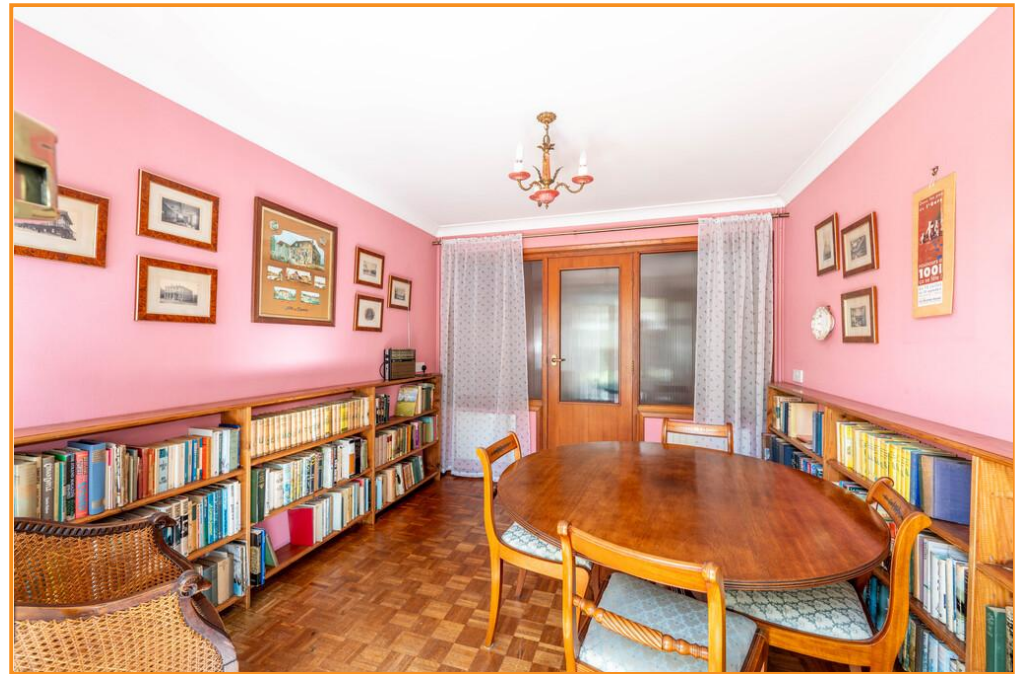
**GARAGE 16' 8" x 9' 6" (5.08m x 2.9m)**

Brick construction with up and over door, UPVC sealed unit double glazed personal door opening to the rear garden.

To the rear of the property there is an enclosed private low maintenance paved courtyard bordered by mature trees, shrubs and hedging, cold water tap, paved pathway leading to the side of the bungalow with further paving and hedging, two timber storage sheds and cold water tap.

**COUNCIL TAX**

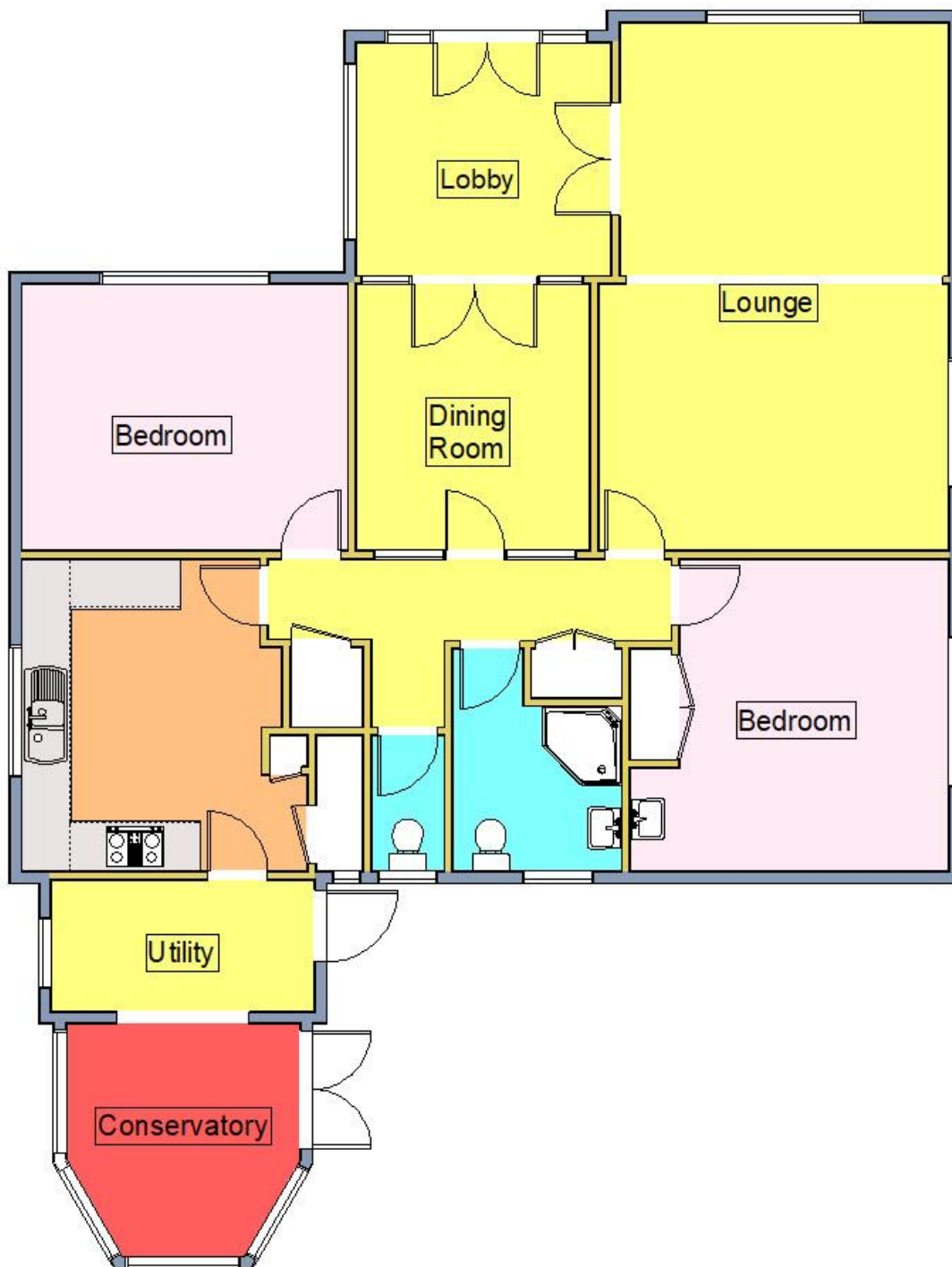
Band 'D'











Address: 7 Brook Lane, FELIXSTOWE, IP11 7EG

RRN: 5600-5459-0122-7699-3163

### Energy Rating

Most energy efficient - lower running costs

CURRENT

POTENTIAL

(92 plus) A

(81 - 91) B

(69 - 80) C

(55 - 68) D

(39 - 54) E

(21 - 38) F

(1 - 20) G

Not energy efficient - higher running costs

68

76

England & Wales

EU Directive  
2002/91/EC

