



66 Orwell Road, Felixstowe, IP11 7PY

£385,000 FREEHOLD

A deceptively spacious and well-presented modern link style detached house (linked by garage) built in the 1970s of traditional red brick cavity wall construction beneath a pitched tiled roof.

The well planned and tastefully decorated accommodation briefly comprises spacious entrance hall, cloakroom, lounge with double glazed conservatory leading off, minimalist industrial style kitchen, separate dining room, three good size bedrooms, en-suite shower room to the primary bedroom, and family bathroom.

Further benefits include UPVC sealed unit double glazed external doors and windows (fitted in 2024), oak internal doors, full gas fired central heating with a modern energy efficient combination boiler, driveway, single garage and low maintenance style gardens with a southerly aspect to the rear.

The property is centrally located within under a quarter of a mile from the promenade and sea and the town centre shopping thoroughfare with a variety of local and national high street stores available.

ANTHRACITE COLOURED UPVC SEALED UNIT DOUBLE GLAZED ENTRANCE DOOR

Opening to :-

ENTRANCE HALLWAY 11' 6" x 6' 4" (3.51m x 1.93m)

Tiled floor, radiator, staircase leading to the first floor, built in cloaks cupboard.

CLOAKROOM

Modern white suite comprising low level WC, radiator, corner wash hand basin with mixer tap, tiled splashback, high gloss finished vanity cupboard below, tiled floor, under stairs storage cupboard, UPVC sealed unit double glazed window to side aspect.

LOUNGE 17' 10" x 11' 10" (5.44m x 3.61m)

Tiled feature fireplace surround and hearth, four wall light points, ceiling spotlight, two radiators, TV point, UPVC sealed unit double glazed window to the side aspect, UPVC sealed unit double glazed French doors opening to :-

CONSERVATORY 9' 2" x 6' (2.79m x 1.83m)

UPVC sealed unit double glazed construction, pitched polycarbonate roof, wall light point, tiled floor, UPVC sealed unit double glazed French doors opening to the rear garden.

DINING ROOM 11' 10" x 7' 10" (3.61m x 2.39m)

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

KITCHEN 11' 10" x 9' 6" (3.61m x 2.9m)

Fitted in a contemporary minimalist industrial style with solid beech block work surfaces and air pin legs, stainless steel food preparation area with storage unit below, oak shelving, aluminium panels, space and plumbing for automatic washing machine, space and plumbing for automatic dishwasher, ceramic butler sink with mixer tap, part tiled walls, wall mounted Vaillant gas fired combination boiler, radiator, space for fridge and separate freezer, UPVC sealed unit double glazed window to the front aspect, UPVC sealed unit double glazed door opening to the side aspect.

GALLERIED FIRST FLOOR LANDING

Access to the loft space with pull down loft ladder, UPVC sealed unit double glazed window to the side aspect, radiator, built in storage cupboard.

BEDROOM ONE 14' 4" x 9' 9" (4.37m x 2.97m)

Wardrobe recess with curtains and chrome curtain pole, built in wardrobe with fitted blinds, radiator, laminate wood plank effect flooring, two wall light points, two UPVC sealed unit double glazed windows to the rear aspect.

EN-SUITE SHOWER ROOM Modern white suite comprising tiled shower cubicle with mixer shower, low level WC, pedestal wash hand basin, fully tiled walls, laminate wood plank effect flooring, chrome heated towel rail/radiator, extractor fan, UPVC sealed unit double glazed window to the rear aspect.

BEDROOM TWO 12' x 9' 2" (3.66m x 2.79m)

Radiator, laminate wood plank effect flooring, UPVC sealed unit double glazed window to the front aspect.

BEDROOM THREE 12' x 8' 6" (3.66m x 2.59m)

Laminate wood plank effect flooring, radiator, UPVC sealed unit double glazed window to the front aspect.

BATHROOM

Modern white suite comprising panelled bath with mixer tap and telephone style shower attachment, pedestal wash hand basin, low level WC, fully tiled walls, electric shaver point, chrome heated towel rail/radiator, two UPVC sealed unit double glazed windows to the side aspect.

OUTSIDE

To the front of the property there is an extensive Herringbone style block paved garden with shrub and shingled borders, gate leading to the rear garden and driveway enabling off street parking and access to :-

SINGLE GARAGE 18' 2" x 8' 2" (5.54m x 2.49m)

Up and over door, two fluorescent strip lights, power connected, pitched roof with storage area, access to workshop area (measuring 5'8" x 6'), UPVC sealed unit double glazed window and door opening to the rear garden.

To the rear of the property there is a courtyard style low maintenance south facing garden comprising flagstone style paving with brick edging, shrub and shingled borders, timber fencing and brick wall to the boundaries, external lighting and cold water tap.

COUNCIL TAX

Band 'D'

Address: 66 ORWELL ROAD, FELIXSTOWE, IP11 7PY

RRN: 0370-2239-4030-2325-5745

Energy Rating



England & Wales

EU Directive 2002/91/EC 









