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Felixstowe Road

South East, Ipswich, IP3 9AA

Asking price £450,000

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The garden includes a 16' x 8' timber workshop supplied by Nelson Potter and an additional large shed both supplied with power and light.

There is Karndean and Quickstep luxury vinyl tiled flooring throughout the ground floor. The hallway itself has beautiful Karndean pattern flooring and there are feature replacement doors throughout. This property is ideal for anyone with multiple vehicles because there is triple block paved driveway parking to the front, plus sturdy new double wooden gates at the side which lead to a further side driveway, potentially providing parking for a further three vehicles if required. The whole property is heated by a gas central heating system with a modern boiler, which has been regularly serviced.

Over the years, another improvement is that the lead water main from the road to the property has been completely replaced.

When the second floor loft conversion was undertaken. The property benefitted from new underfelt battens and new lead in the valleys as the roof was completely stripped and re-laid with the existing slates. There is a Ring doorbell which buyers can enter into a contract for the full works and also there's a CCTV system to stay although the internal cameras will be being removed.

Front Garden

This has been neatly block paved to provide parking for 3 good sized vehicles up to the size of a transit van. Flower/shrub borders and a feature entrance porch with lantern and tiled flooring.

Entrance Hallway

Beautiful replacement double glazed front entrance door with inset leaded light and stained glass window, Victorian style radiator, feature Karndean pattern flooring, stairs rising to first floor with feature balustrading, dado rail, picture rails and two understairs storage cupboards.

Lounge

15'11" x 12'6" (4.85m x 3.81m)

Double glazed bay window to front, dado rail, picture rail, large double radiator and a wooden TV corner cabinet.

Dining Room

13'5" x 11'3" (4.09 x 3.45)

Double glazed French style doors leading out to the garden, radiator, dado rails and a gas fire (disconnected) on a brick hearth.

Kitchen

15'1" x 10'0" (4.60m x 3.05m)

Comprises of a 1 1/2 bowl sink unit, Stoves four ring gas hob, Stoves double oven/grill and NEFF high level extractor hood, ample cupboards, base drawers and deep pan drawers, tall larder cupboard with shelving and drawers, pull out full height drawers, contemporary vertical radiator, under cabinet lighting, ample worksurfaces, recessed ceiling spotlights, upright Gorenge fridge / freezer to remain in the recess, cupboard housing the wall mounted Vaillant boiler, Karndean luxury vinyl tiled flooring and an easterly facing window to side making this a very sunny and pleasant room.

Downstairs Cloakroom

5'2" x 3'0" (1.60 x 0.92)

W.C., vanity unit wash basin, window to side, extractor fan, Karndean luxury vinyl tiled flooring and a radiator.

Utility Room

9'10" x 5'2" (3.00m x 1.57m)

Access to a loft, single bowl sink unit with cupboards beneath, work surfaces, tiling, eye level cupboards, under counter space for fridge, plumbing for automatic

washing machine, space for a dishwasher tiling, mixer tap, recess ceiling spotlights, extractor fan, built-in larder cupboard with shelving, radiator, Karndean luxury vinyl tiled flooring and a double glazed door leading to the side.

Sitting Room/ Dining Room / Cinema Room
21'7" x 11'3" (6.58m x 3.43m)
Beautifully southerly facing room with triple sliding patio doors to rear overlooking the garden, double glazed window to front, Victorian style radiator, high lip skirting boards, LVT flooring by Quickstep, complete recessed ceiling spotlights with cornice mood lighting.

First Floor Landing
Spacious front to back landing with dado and picture rail, stairs rising to the first floor, radiator and two built-in cupboards over the stairs with shelving.

Bedroom Two
15'11" x 10'4" (4.87 x 3.16)
Large bedroom with bay window to front, radiator, two built-in double wardrobes with mirror fronted doors, shelving and hanging space, two single full height wardrobes with shelving and an inset dressing table with shelf and cupboards above.

Bedroom Three
13'6" x 10'9" (4.13 x 3.28)
Good sized double room with window to rear, dado rail, picture rail and radiator.

Bedroom Four
Radiator, airing cupboard and window to rear.

Family Shower Room
8'3" x 5'9" (2.51m x 1.75m)
Walk-in corner double sized shower unit with both rainfall and handheld shower over, vanity unit wash basin inset into full width cupboard units and worksurface, W.C.. fully tiled walls, wall lights, two windows to side which are easterly facing making this a very sunny and pleasant room in the mornings.

Second Floor Landing
With feature balustrading staircase, Velux roof light window, dado railing and door leading to second floor main bedroom.

Bedroom One
14'6" x 10'8" (4.43 x 3.26)
Front to back bedroom with three Velux roof lights to rear and two Velux roof lights to front making this a lovely sunny and bright room. Feature wood flooring, two radiators, over stairs wardrobes with hanging and shelved storage space with triple drawer unit, triple ceiling spotlights, door to additional eaves storage space and a door to the en-suite shower room.

En-Suite Shower Room
6'5" x 5'7" (1.98 x 1.71)
Comprising shower, W.C and wash basin, Victorian style radiator/heated towel rail unit, extractor fan, spotlights, shelved storage cupboards and fully tiled walls.

Rear Garden
Another major selling point of the property is the lovely south facing garden which is unoverlooked from the immediate rear. The garden commences with a raised patio area, which is an absolute suntrap and ideal for sitting out having a morning cuppa, afternoon glass of wine or al fresco dining, double outside socket plus a electronically controlled full width cantilever blind, wall lights and a large area of lawn with a feature established tree. The rear of the garden widens to double width and this includes two large timber workshops both supplied with light and power, greenhouse to stay and the entire garden is fully enclosed by panel fencing.

Side Garden
Double sturdy wooden lockable gates at the side of the property leading to the side garden which is fully blocked paved, enclosed by panel fencing , outside lighting and power this enables additional driveway parking for 2-3 further vehicles if required.

Agents Notes
Tenure - Freehold
Council Tax Band - C
High end cinema system which includes a large TV, sound system speakers etc. Cost approx £6,000. The vendor would be interested in leaving this system for an additional £1000 by separate negotiation.





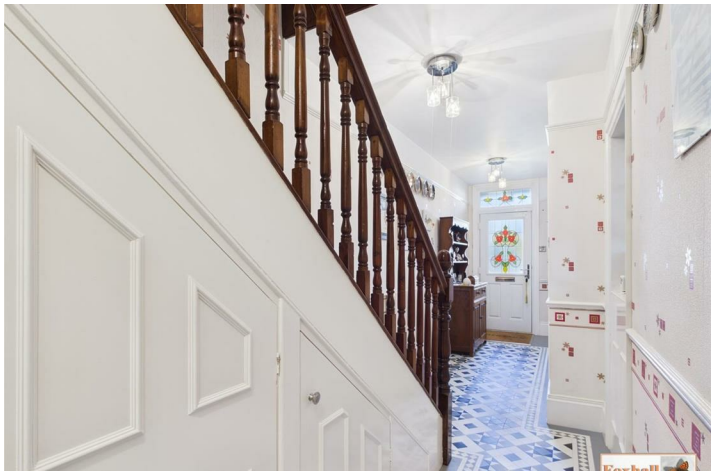







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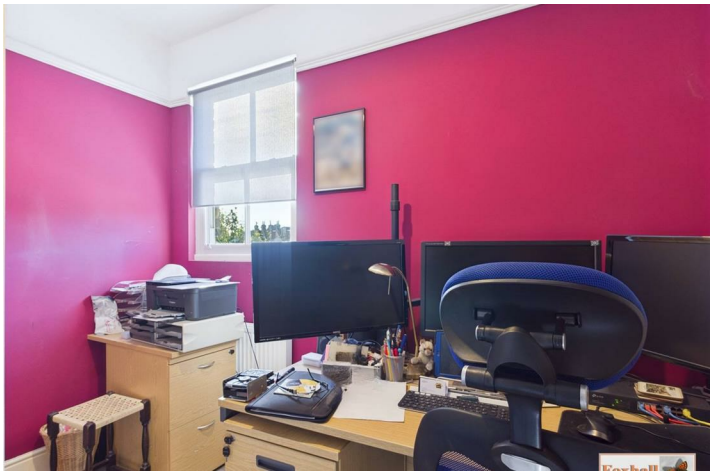






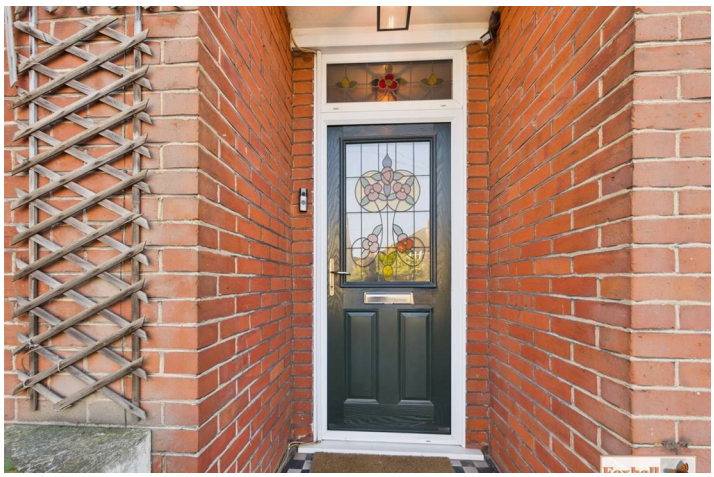























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Road Map



Hybrid Map



Terrain Map



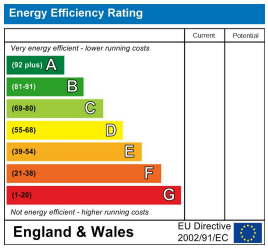
Floor Plan

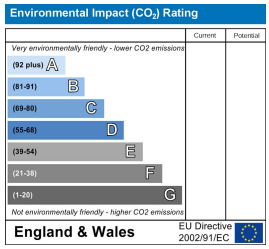


Viewing

Please contact us on 01473 721133 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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