



**79 Melford Way, Felixstowe, IP11 2UH**

**£280,000 FREEHOLD**

**Offered for sale with no onward chain and located in a quiet cul-de-sac on the popular Cavendish Park development is this beautifully presented and modernised three bedroom semi-detached family home.**

In addition to the three bedrooms the property benefits from a resin driveway, garage and a landscaped south west facing rear garden.

Further benefits include a conservatory, modern kitchen and three good size bedrooms. The accommodation in brief comprises entrance hall, lounge/diner, kitchen, conservatory, on the first floor are three bedrooms and a family bathroom. Heating is supplied in the form of gas fired central heating to radiators and windows are of double glazed construction.

The property is conveniently located within close proximity to a major supermarket, doctors' surgery and a pharmacy with links to the A14 also nearby.

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

**ENTRANCE DOOR** Opening into :-

**ENTRANCE HALLWAY** 5' 9" x 2' 9" (1.75m x 0.84m)

Laminate flooring, electric panel radiator and door to :-

**LOUNGE/DINER** 22' 8" x 10' 11" max (6.91m x 3.33m)

**LOUNGE** 14' 10" x 10' 11" (4.52m x 3.33m)

Laminate flooring, radiator, window to front aspect, TV point, stairs leading up to the first floor.

**DINING ROOM** 10' 11" x 8' 1" (3.33m x 2.46m)

Laminate flooring, radiator, sliding doors to conservatory and door into :-

**KITCHEN** 11' 5" max x 8' 2" max (3.48m x 2.49m)

Modern re-fitted kitchen comprising fitted worktops with a tiled splashback, shaker style fitted storage units above and matching units and drawers below, matte black composite sink unit with mixer tap and single drainer, integrated appliances such as a washing machine and a dishwasher, integrated oven with Neff four ring induction hob and extractor above, integrated microwave and understairs cupboard housing space for fridge/freezer, heated towel rail, tiled flooring and a door into :-

**CONSERVATORY** 18' 11" x 8' 9" reducing to 5' 9" (5.77m x 1.75m)

Brick built base conservatory with UPVC windows and doors overlooking the rear garden, ceiling fan light.

**FIRST FLOOR LANDING** Access to the loft space, above stairs storage cupboard and doors to :-

**BEDROOM ONE** 14' 6" x 8' 8" to wardrobe face (4.42m x 2.64m)

Radiator, window to rear aspect, fitted wardrobes.

**BEDROOM TWO** 10' 11" x 8' (3.33m x 2.44m)

Radiator, window to front aspect, fitted wardrobes.

**BEDROOM THREE** 8' x 7' 5" (2.44m x 2.26m)

Laminate flooring, radiator, window to front aspect, fitted wardrobes.

**BATHROOM** 8' 5" x 8' 2" (2.57m x 2.49m)

Modern re-fitted suite comprising low level WC, vanity wash hand basin with mixer tap and storage cupboard below, panelled bath with shower over, fitted shower screen, part tiled walls, radiator, obscured window to rear aspect, airing cupboard housing hot water cylinder.

**OUTSIDE** To the front of the property is a resin driveway enabling off road parking, a side access gate, the remainder of the front garden is laid to lawn with a resin pathway leading to the entrance door, outside light.

The landscaped south west facing rear garden is enclosed by fencing and mainly laid to lawn with established shrub and plant border with resin pathways leading to a summer house, green house and a large timber shed, side access gate, outside lighting and outside tap.

**GARAGE** Light and power connected, houses the gas boiler, electric roller door.

**COUNCIL TAX** Band 'C'







