SB
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Estate Agents

2 Windermere Road, Felixstowe, IP11 9TR

£415,000 FREEHOLD

Located in a quiet cul-de-sac in Old Felixstowe is this beautifully presented and modernised three-bedroom detached bungalow.

In addition to the three bedrooms the property benefits from a modern kitchen, modern bathroom, east facing private rear garden, off road parking and a garage.

The accommodation in brief comprises entrance porch, entrance hall, lounge/diner, kitchen, conservatory, inner hall, three bedrooms and modern bathroom. Heating is supplied in the form of gas fired central heating to radiators and windows are of double glazed construction.

Windermere Road is located a short distance away from the sea and promenade at the cliff tops and Felixstowe town centre is approximately one and a half miles away.

A viewing is highly recommended to appreciate the fully modernised and spacious accommodation on offer.

UPVC DOUBLE GLAZED ENTRANCE DOOR
Opening into :-

ENTRANCE PORCH 5' 8" x 5' 1" (1.73m x 1.55m)
Vinyl flooring, windows to front and side aspect, door opening into :-

ENTRANCE HALLWAY 6' 3" x 4' 8" (1.91m x 1.42m)
Herringbone style vinyl flooring, radiator, fitted storage cupboard and door to :-

LOUNGE/DINER 19' 6" x 13' 2" (5.94m x 4.01m)
Radiator, windows to front and side aspect, TV point, door into inner hallway and further door into :-

KITCHEN 11' 11" x 8' 3" (3.63m x 2.51m)
Modern re-fitted kitchen comprising fitted worktops with matching upstand, high gloss fitted storage units above and matching units and drawers below, composite Lamona one and a half bowl sink bowl unit with mixer tap and single drainer, space and plumbing available for a washing machine, integrated appliances such as a dishwasher, eye level double oven, fridge/freezer and Neff four ring induction hob with cooker hood above, spotlights, door into garage and further door into :-

CONSERVATORY 14' 5" x 9' 2" (4.39m x 2.79m)
UPVC windows and sliding door opening into side aspect. Cold water tap.

INNER HALLWAY
Herringbone style vinyl flooring, radiator, access to the loft space with pull down ladder, airing cupboard and doors to :-

BEDROOM ONE 16' 1" x 9' 8" (4.9m x 2.95m)
Radiator, window to rear aspect.

BEDROOM TWO 11' 10" x 9' 11" (3.61m x 3.02m)
Radiator, window to rear aspect.

BEDROOM THREE 9' 4" x 6' 7" (2.84m x 2.01m)
Currently being used as a dining room, radiator, window to rear aspect.

BATHROOM 8' 4" x 7' 9" (2.54m x 2.36m)
Modern re-fitted suite comprising low level WC, vanity wash hand basin with mixer tap and storage cupboard below, larger panelled bath with mixer tap and separate corner shower enclosure with twin showers over, part tiled walls, tiled flooring, heated towel rail, spotlights, extractor, obscured window to side aspect.

GARAGE 16' x 9' 3" (4.88m x 2.82m)

Door accessed from kitchen. Up and over door, light and power connected.

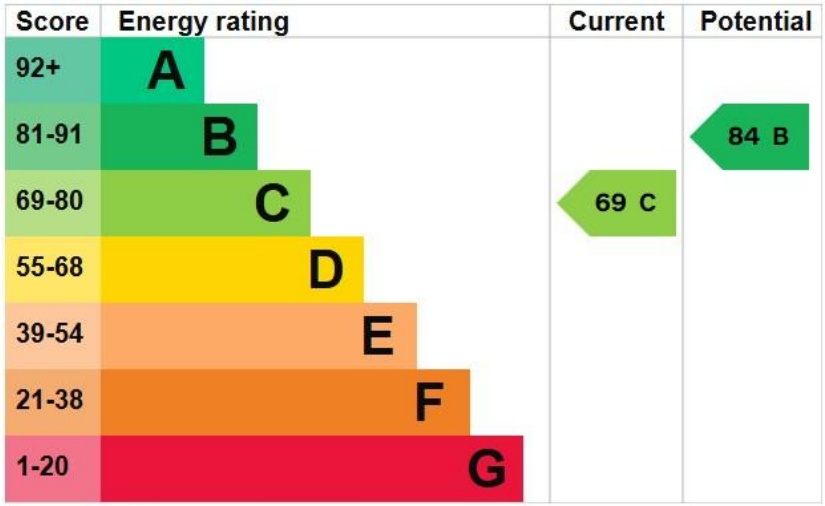
OUTSIDE

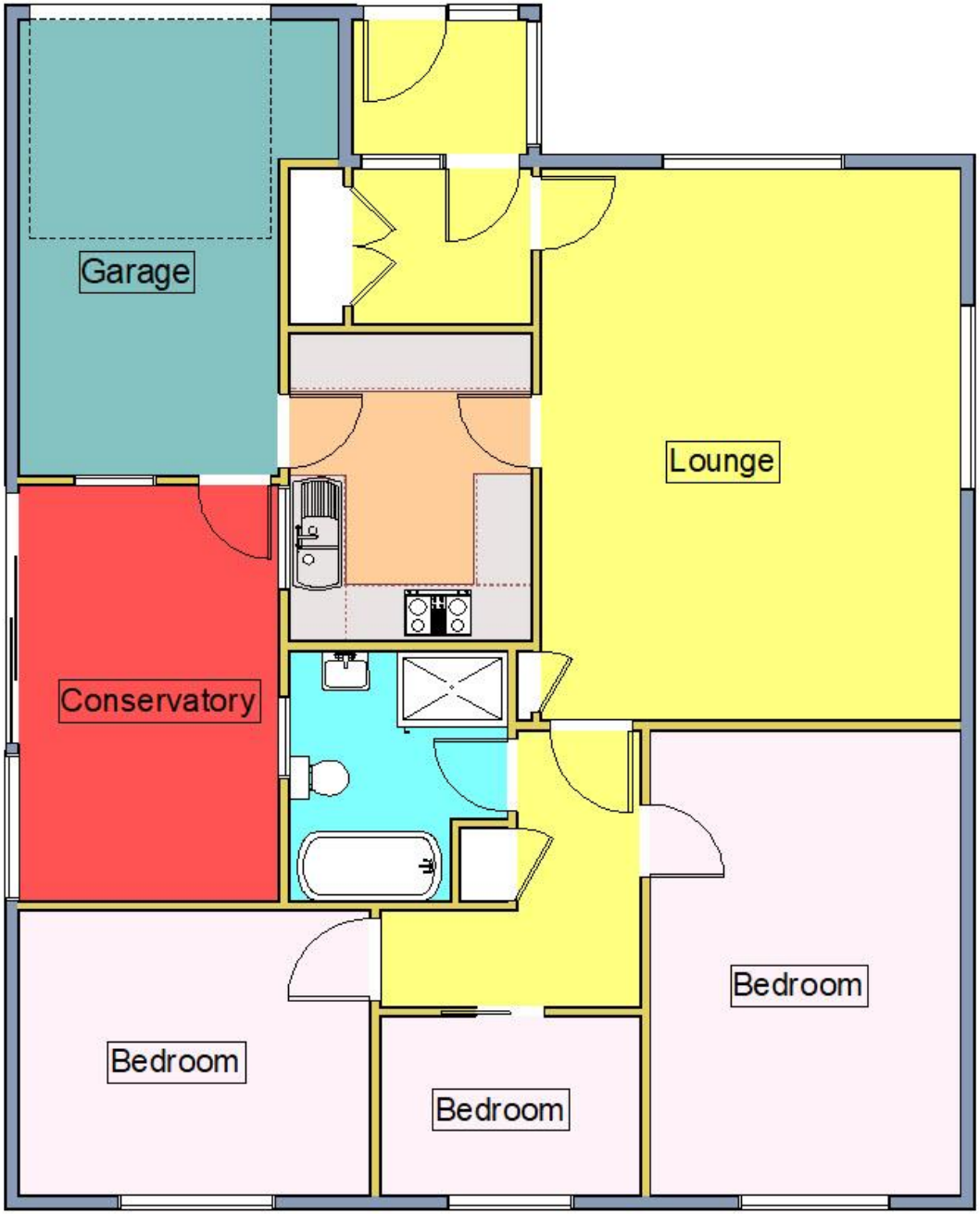
The front of the property benefits from a driveway enabling off road parking, the remainder of the open front garden is laid to lawn with an established plant border, pathway leading to the entrance door and side access gate.

The rear garden is of east facing elevation and is relatively private, enclosed by fencing, mainly laid to lawn with an established plant and shrub border and a circular patio area.

COUNCIL TAX

Band 'D'





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