



54 Glenfield Avenue, Felixstowe, IP11 9JL

£325,000 FREEHOLD

Offered for sale with no onward chain and located within close proximity of Felixstowe town centre and train station is this modern two bedroom detached bungalow.

In addition to the two bedrooms the bungalow benefits from ample off road parking, garage, modern shower room, conservatory and a well presented private rear garden.

The accommodation in brief comprises entrance hall, lounge, conservatory, kitchen, two bedrooms and shower room. Heating is supplied in the form of gas fired central heating to radiators via a modern combination boiler and windows are of double glazed construction.

Glenfield Avenue is a popular and established road located a short distance away from Felixstowe town centre, train station and seafront.

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

UPVC DOUBLE GLAZED ENTRANCE DOOR

Opening into :-

ENTRANCE HALLWAY

Radiator, access to loft space, storage cupboard, airing cupboard housing Baxi combination boiler, doors to :-

LOUNGE 17' 10" x 10' 6" (5.44m x 3.2m)

Two radiators, TV point, electric feature fireplace, wall lights and sliding door opening into :-

CONSERVATORY 10' 2" x 7' 4" (3.1m x 2.24m)

Brick built base conservatory with UPVC windows and doors overlooking rear garden, radiator.

KITCHEN 10' 1" x 8' 10" (3.07m x 2.69m)

Fitted worktops with a tiled splashback, solid wood fitted storage units above and matching units and drawers below, fitted breakfast bar, one and a half bowl stainless steel sink unit with mixer tap and single drainer, integrated appliances such as a washing machine, dishwasher, under counter fridge, eye level electric double oven, four ring gas hob with extractor above, tiled flooring, radiator, window to side aspect, door to outside.

BEDROOM ONE 13' 8" x 8' 11" (4.17m x 2.72m)

Radiator, window to front aspect, fitted wardrobes and bedside tables.

BEDROOM TWO 10' 7" x 10' 1" (3.23m x 3.07m)

Radiator, window to front aspect.

SHOWER ROOM 6' 11" x 5' 6" (2.11m x 1.68m)

Modern suite comprising WC with hidden cistern, vanity wash hand basin with mixer tap and storage cupboard below, double width walk in shower with fitted shower screen, heated towel rail, tiled walls and floor, obscured window to side aspect.

OUTSIDE

The front of the property has been fully block paved to enable ample off road parking, outside lights and a side access gate.

The private landscaped rear garden is enclosed by fencing, mainly laid to lawn, with a wrap around style patio area and established shrub and plant borders, two additional shingle areas, outside tap and a service door into :-

GARAGE 16' 5" x 8' 1" (5m x 2.46m)

Electric roller door with light and power connected, window to rear aspect.

COUNCIL TAX Band 'D'



