



38 Graham Road, Felixstowe, IP11 9BL

£350,000 FREEHOLD

Offered for sale with no onward chain an attractive single bay fronted detached bungalow, built in the 1950s of traditional brick cavity wall construction beneath a pitched tile roof.

The accommodation briefly comprises entrance hall, lounge, double glazed conservatory, kitchen/dining room, two double bedrooms and shower room.

Further benefits include UPVC sealed unit double glazed windows, gas fired central heating via radiators, a driveway enabling off street parking for numerous vehicles, single garage and good size established rear garden.

The property is conveniently situated in the village of Walton, close to a useful parade of shops in High Road West, regular bus services in the Walton High Street enabling easy access to the County Town of Ipswich and Felixstowe's main town centre High Street with a variety of local and national high street stores available.

UPVC SEALED UNIT DOUBLE GLAZED ENTRANCE DOOR With stained glass leaded light panels opening to :-

ENTRANCE HALL Radiator, access to loft space with pull down loft ladder.

LOUNGE 13' 6" x 11' (4.11m x 3.35m)

Marble and timber fireplace with marble hearth and electric coal effect fire, two wall light points, TV point, radiator, sliding double glazed patio doors opening to :-

CONSERVATORY 12' x 7' 10" (3.66m x 2.39m)

Brick base with UPVC sealed unit double glazed windows and patio doors opening out onto the rear garden, radiator.

KITCHEN/DINING ROOM 15' 10" x 10' (4.83m x 3.05m)

Fitted with a comprehensive range of light oak units comprising base cupboards and drawers with work surfaces over, inset stainless steel single drainer sink unit, tiled splashbacks, matching eye level cupboards, stainless steel oven, gas four ring hob with concealed extractor hood over, space and plumbing for automatic

washing machine, space for fridge and freezer, radiator, wall mounted Viessman gas fired boiler, UPVC sealed unit double glazed window to the side and rear aspect, UPVC sealed unit double glazed door opening to the rear garden.

BEDROOM ONE 14' 2" into bay reducing to 11'10" x 11' (4.32m x 3.35m)

UPVC sealed unit double glazed bay window to the front aspect.

BEDROOM TWO 10' x 10' (3.05m x 3.05m)

Radiator, UPVC sealed unit double glazed window to the side aspect.

SHOWER ROOM Re-fitted with a modern white suite comprising glazed walk in shower and tiled surround, mixer shower, low level WC, pedestal wash hand basin, part tiled walls, built in airing cupboard housing pre-insulated lagged hot water cylinder, radiator, UPVC sealed unit double glazed windows to the front and side aspect.

OUTSIDE The property is set back from the road with an attractive garden, partially shingled with flower and shrub borders, brick wall to the front boundary with adjacent driveway enabling off street parking for numerous vehicles and leading to :-

GARAGE 16' 2" x 8' 4" (4.93m x 2.54m) - Brick built construction with twin opening doors and pitched roof, UPVC sealed unit double glazed window to the rear aspect and UPVC sealed unit double glazed door opening to the rear garden.

REAR OF THE PROPERTY To the rear of the property there is an attractive good size landscaped garden comprising paved patio with shaped lawn, well stocked flower and shrub borders, timber fencing to the boundaries, timber storage shed, external lighting.

COUNCIL TAX - Band 'D'







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



