



38 Dellwood Avenue, Felixstowe, IP11 9HW

GUIDE PRICE £450,000 FREEHOLD

A tastefully decorated and well presented modern link style detached bungalow (linked via garage) with an attractive and private South facing rear garden situated in a popular tree lined avenue close to the town centre.

The accommodation in brief comprises entrance hall, lounge, kitchen, double glazed conservatory, two double bedrooms and shower room.

Further benefits include modern tasteful decoration throughout, UPVC sealed unit double glazed windows, gas fired central heating via radiators, a paved driveway with off street parking for numerous vehicles, a single garage and an attractive south facing rear garden.

The property is situated in a popular residential location less than half a mile from Felixstowe's main town centre shopping thoroughfare with a variety of local and national high street stores available.

UPVC SEALED UNIT DOUBLE GLAZED ENTRANCE DOOR AND DOUBLE GLAZED PANELS

Opening to :-

ENTRANCE HALLWAY

Radiator, access to loft space, built in airing cupboard with pine slatted shelves, built in cloaks cupboard.

LOUNGE 21' 2" reducing to 17' 10" x 12' 0" (6.45m x 3.66m)

Two radiators, UPVC sealed unit double glazed window to the front aspect, door to the kitchen and UPVC sealed unit sliding double glazed patio doors opening to:-

CONSERVATORY 12' 3" x 9' 3" (3.73m x 2.82m)

Brick base with UPVC sealed unit double glazed windows, polycarbonate roof, radiator, UPVC sealed unit double glazed French doors opening to the rear garden.

KITCHEN/DINING ROOM 12' 6" x 12' 6" (3.81m x 3.81m)

Fitted with a comprehensive range of wood grain effect units comprising base cupboards and drawers with work surfaces over, inset ceramic one and a half bowl sink unit with mixer tap, tiled splashbacks, matching eye level cupboards, space and plumbing for automatic washing machine, space and plumbing for automatic dishwasher, built in double oven, gas four ring hob with concealed extractor hood over, radiator, UPVC sealed unit double glazed window to the side and rear aspect, UPVC sealed unit double glazed door opening to the rear garden.

BEDROOM 1 17' 4" x 10' 10" (5.28m x 3.3m)

Radiator, TV point, two UPVC sealed unit double glazed windows to the front aspect.

BEDROOM 2 12' 6" x 11' 0" (3.81m x 3.35m)

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

SHOWER ROOM

Re-fitted with a modern white suite comprising walk in shower with glazed screen, Mira shower unit, fully tiled walls, WC with concealed cistern, wash hand basin with vanity cupboards below, heated towel rail/radiator, UPVC sealed unit double glazed window to the side aspect.

FRONT GARDEN

To the front of the property there is a low maintenance block paved garden enabling off street parking for numerous vehicles, low brick wall to the front boundary, access to :-

SINGLE GARAGE

Remote control roller door, power and light connected, wall mounted Baxi Platinum gas fired boiler, personal door to the rear garden.

REAR GARDEN

To the rear of the property there is an attractive landscaped south facing garden offering a good degree of privacy comprising extensive paved patio area with brick edging, lawn, well stocked flower and shrub borders, mature trees, timber summer house, external lighting and cold water tap.

COUNCIL TAX

Band 'D'







