



## 22 Knights Close, Felixstowe, IP11 9NU

**£425,000 FREEHOLD**

Offered for sale with no onward chain and located in a quiet cul-de-sac in Old Felixstowe is this spacious three bedroom detached bungalow.

In addition to the three bedrooms the property benefits from a conservatory, private west facing rear garden, ample off road parking, a garage and a car port.

The accommodation in brief comprises entrance porch, entrance hall, lounge/diner, conservatory, kitchen, inner hall, three bedrooms and a modern shower room.

Heating is supplied in the form of gas fired central heating to radiators with the addition of an air conditioning unit in the conservatory and windows are of double glazed construction.

Being located in Old Felixstowe the property is ideally located within close proximity of Felixstowe seafront and local shops based on High Road East and the town centre is a short distance away.

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

#### **UPVC DOUBLE GLAZED ENTRANCE DOOR**

Opening into :-

#### **ENTRANCE PORCH 5' 3" x 4' 11" (1.6m x 1.5m)**

Tiled flooring.

#### **UPVC ENTRANCE DOOR**

Opening into :-

#### **ENTRANCE HALLWAY 20' 8" x 4' 5" (6.3m x 1.35m)**

Radiator, door into the lounge and opening into :-

#### **REAR LOBBY 9' 11" x 4' 8" (3.02m x 1.42m)**

Built in storage cupboard, inner door into garage and rear access door into garden.

#### **L-SHAPED LOUNGE/DINER**

#### **LOUNGE AREA 18' 8" x 13' 4" (5.69m x 4.06m)**

Radiator, TV point, gas feature fireplace with surround, door to kitchen and door into inner hall, sliding door into conservatory.

#### **DINING AREA 10' 9" x 9' 1" (3.28m x 2.77m)**

Radiator, windows to rear and side aspect, serving hatch.

#### **CONSERVATORY 19' x 11' 5" (5.79m x 3.48m)**

Brick built base conservatory with UPVC windows and doors overlooking the rear garden, two radiators, air conditioning unit.

#### **KITCHEN 9' 4" x 8' 8" (2.84m x 2.64m)**

Fitted worktop with a tiled splashback, fitted storage units above and matching storage units and drawers below, stainless steel one and a half bowl sink unit with mixer tap and single drainer, integrated oven with four ring electric hob and cooker hood above, space and plumbing available a washing machine, further spaces available for under counter fridge and freezer, serving hatch, boiler, window to side aspect.

#### **INNER HALL**

Airing cupboard housing hot water cylinder, access to loft space and doors to :-

#### **BEDROOM ONE 13' 4" x 9' 11" (4.06m x 3.02m)**

Radiator, window to front aspect, fitted wardrobes.

### BEDROOM TWO 10' 3" x 9' 11" (3.12m x 3.02m)

Radiator, window to front aspect.

### BEDROOM THREE 9' 11" x 7' 10" (3.02m x 2.39m)

Radiator, window to side aspect.

### SHOWER ROOM 7' 6" x 6' 1" (2.29m x 1.85m)

Modern suite comprising WC with hidden cistern, vanity hand wash basin with mixer tap and storage cupboards below, corner walk in shower with electric shower over, tiled walls, heated towel rail, obscured window to side aspect.

### OUTSIDE

To the front of the property is an imprinted concrete driveway allowing ample off road parking, additionally there is a car port and a side access gate.

The rear garden is west facing, mainly laid to lawn with an established shrub and plant border, patio area with a pathway leading down the garden, storage shed, side access gate and is enclosed by fencing.

### COUNCIL TAX

Band 'D'

Address: 22 Knights Close, FELIXSTOWE, IP11 9NU

RRN: 0372-3054-5201-3115-2204











