



Mellis Court | | Felixstowe | IP11 2YQ

Guide Price £294,000

NICHOLAS
— ESTATES —

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A four bedroom detached family house situated in Mellis Court at the end of a cul-de-sac.

- Four Bedrooms
- Two Reception Rooms
- Conservatory
- Driveway & Garage
- Close To Local Shops & Facilities
- No Onward Chain

Entrance Porch

Front aspect door, storage cupboard, door to;

Hall

Side aspect double glazed window, radiator, carpet, double doors to lounge and doors to;

Lounge

16'9 x 12'1 (5.11m x 3.68m)

Front aspect double glazed window, carpet, radiator and electric fire,

Cloakroom

Hand wash basin, low level flush w/c, tiled flooring and walls and extractor fan.



A well presented, three bedroom detached family house with a fully enclosed garden, set in a cul-de-sac location, situated within the popular village of Trimley St. Mary. The accommodation comprises, entrance hall, cloakroom, generous lounge and kitchen/diner providing access to the conservatory. The first floor offers, master bedroom,



Dining Room

11'6 x 7'7 (3.51m x 2.31m)

Rear aspect double doors to the conservatory, radiator, carpet and understairs cupboard.

Conservatory

9'5 x 9'3 (2.87m x 2.82m)

Rear aspect double glazed door, rear & side aspect double glazed windows and carpet.

Kitchen

11'5 x 7'3 (3.48m x 2.21m)

Rear aspect double glazed window, side aspect double glazed door, vinyl flooring, breakfast bar and work surface, radiator, space for washing machine, wall and base mounted units, extractor hood and wall mounted gas fired boiler.

Landing

Carpet, doors to;

Bedroom

11'7 x 8'9 (3.53m x 2.67m)

Rear aspect double glazed window, radiator, carpet and overstairs cupboard.

Bedroom

8'7 6'3 (2.62m 1.91m)

Rear aspect double glazed window, radiator and carpet.

Bedroom

14'0 max x 8'8 max (4.27m max x 2.64m max)

Front aspect double glazed window, radiator and carpet.

Shower Room

Side aspect double glazed window, vinyl flooring, hand wash basin, heated towel rail, low level flush w/c, hand wash basin, Aquaboard shower cubicle, tiled walls and extractor fan.

Bedroom

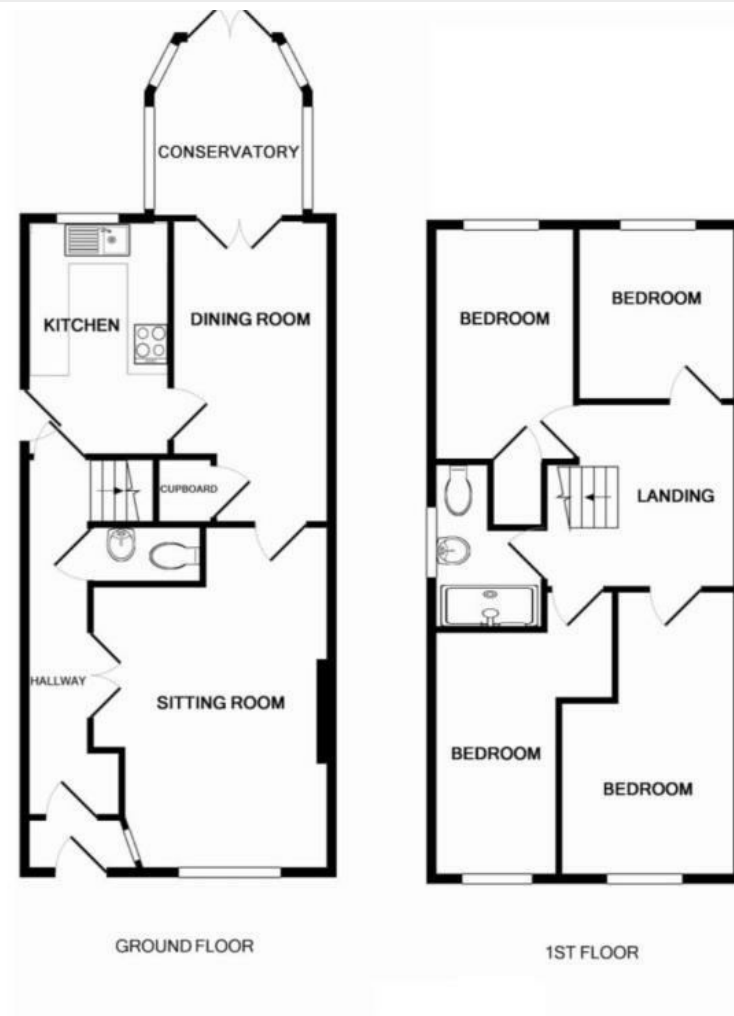
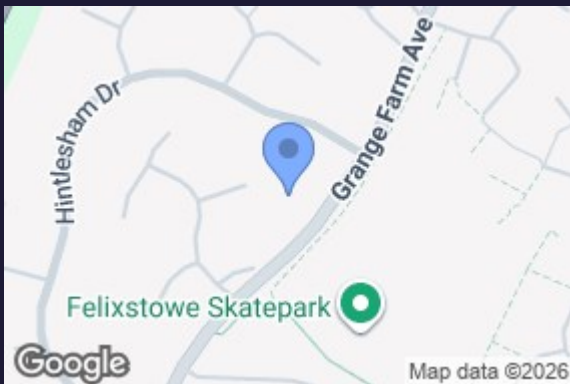
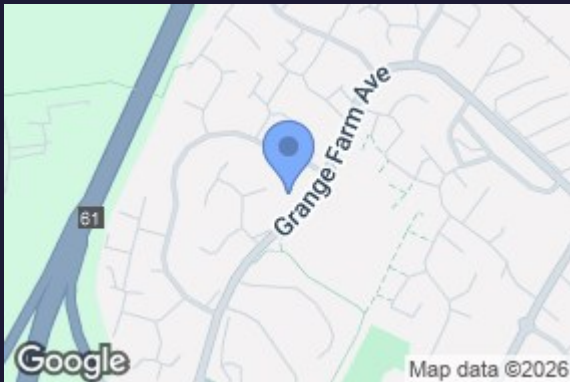
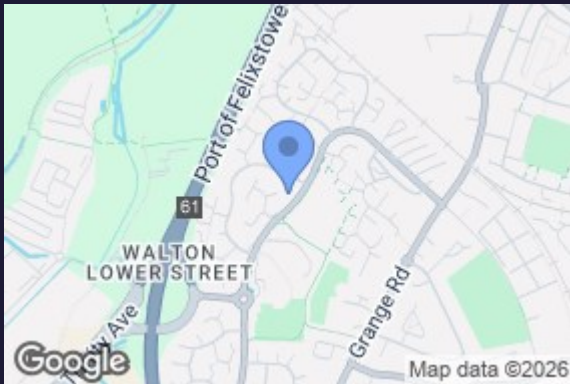
11'7 x 6'4 (3.53m x 1.93m)

Front aspect double glazed window, carpet and radiator.

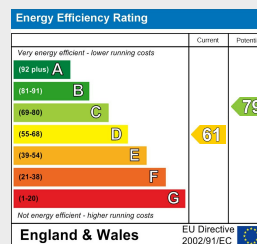
Garage

16'3 x 8'2 (4.95m x 2.49m)

Up & over door, power & light.



Council Tax Band D EPC Rating D



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