



**2 Castle Close, Felixstowe, IP11 9NN**

**£370,000 FREEHOLD**

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

In addition to the three bedrooms the bungalow benefits from a modern kitchen, modern shower room, ensuite to bedroom one, off road parking and a garage.

The accommodation in brief comprises; entrance porch, entrance hall, bedroom three/study, shower room, kitchen, lounge/diner, conservatory, bedroom one with ensuite and bedroom two. Heating is supplied in the form of gas fired central heating to radiators and windows are of double glazed construction.

The property is situated in a residential cul-de-sac in the generally sought after area of Old Felixstowe, a few minutes walk to the sea and promenade, in addition to being approximately one and a quarter miles from the main town centre with a variety of both local and national high street stores available.

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

Entrance door opening into:

**ENTRANCE PORCH 4' 7" x 3' 3" (1.4m x 0.99m)**

Karndean flooring, obscured window to side aspect. Door to:

**ENTRANCE HALL 16' 5" x 5' 6" max (5m x 1.68m)**

Karndean flooring, radiator, access to loft space. Airing cupboard housing Alpha combination boiler, further fitted storage cupboard. Doors to:

**BEDROOM THREE/STUDY 12' 10" x 7' 6" (3.91m x 2.29m)**

Radiator, floor to ceiling window to front aspect.

**KITCHEN 8' 11" x 7' 1" (2.72m x 2.16m)**

Modern refitted kitchen comprising Quartz fitted worktops with a tiled splashback, fitted storage units above and matching units and drawers below. Integrated fridge/freezer, eye level Neff oven with Neff microwave/grill above. Four ring Neff induction hob with cooker hood above. Inset stainless steel one and a half bowl sink unit with mixer tap. Window to rear aspect.

**SHOWER ROOM 7' x 6' 5" (2.13m x 1.96m)**

Modern refitted suite comprising; WC with hidden cistern, vanity wash hand basin with mixer tap and storage cupboard below, double width walk-in shower enclosure. Obscured window to side aspect, karndean flooring, heated towel rail, extractor.

**LOUNGE/DINER 28' 6" x 10' 2" (8.69m x 3.1m)**

Two radiators, TV point, electric feature fireplace with surround, velux window. Sliding door opening into:

**CONSERVATORY 12' 2" x 10' 3" (3.71m x 3.12m)**

UPVC windows and doors to side aspect. Fitted worktops with integrated washing machine, fitted units and drawers below.

**BEDROOM ONE 15' 3" x 8' 9" (4.65m x 2.67m)**

Radiator, window to side aspect, fitted wardrobes, sliding door open into:

**ENSUITE 8' 8" x 2' 10" (2.64m x 0.86m)**

Suite comprising; WC with hidden cistern, vanity wash hand basin with mixer tap and storage cupboard below, walk-in shower enclosure with electric shower over. Karndean flooring, heated towel rail, shaver point, extractor. Obscured windows to side and rear aspect.

## BEDROOM TWO 11' 7" x 10' 4" (3.53m x 3.15m)

Radiator, windows to both side aspects.

## OUTSIDE

The property benefits from a well presented landscaped front and rear gardens with the front garden comprising of a block paved driveway, area laid to lawn with an established shrub and plant border. Patio area and a pathway leading to the entrance door.

The low maintenance and private rear garden is enclosed by fencing and is fully patioed with an established shrub and plant border. Outside tap. Side access gate. UPVC double glazed side lean-to with light and power connected with front and rear access doors.

## GARAGE 16' 2" x 8' 3" (4.93m x 2.51m)

Electric roller door, light and power connected.

## COUNCIL TAX

Band 'C'



