



SB
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29 Rogers Close, Felixstowe, IP11 9DG

£289,950 FREEHOLD

Viewing is recommended of this modern well presented semi-detached house, built in the 1980s of traditional brick cavity wall construction beneath a pitched tiled roof situated in a quiet and popular residential location.

The accommodation briefly comprises entrance hall, cloakroom, 'L' shaped lounge/dining room, modern fitted kitchen, three bedrooms and modern re-fitted bathroom with separate shower cubicle.

Further benefits include full gas fired central heating via radiators, replacement UPVC sealed unit double glazed windows and external doors, driveway, single garage and west facing rear garden.

The property is situated in a popular residential cul-de-sac, convenient for a useful parade of shops in Walton High Street, Felixstowe Academy and the town centre, which is under one mile distant.

UPVC SEALED UNIT DOUBLE GLAZED WOOD GRAIN EFFECT DOOR

Opening to :-

ENTRANCE HALLWAY

Radiator, staircase leading to the first floor.

CLOAKROOM

White suite comprising low level WC, corner wash hand basin with mixer tap, radiator, UPVC sealed unit double glazed window to the side aspect.

THROUGH LOUNGE/DINING ROOM 23' 3" reducing to 12'10" x 14'8" reducing to 9' (7.09m x 2.74m)

Two radiators, TV point, under stairs storage cupboard, UPVC sealed unit double glazed window to the front aspect, UPVC sealed unit double glazed sliding patio doors opening to the rear garden, door to :-

KITCHEN 9' 10" x 8' 6" (3m x 2.59m)

Fitted with a comprehensive range of cream-coloured units comprising base cupboards and drawers with wood grain effect work surfaces over, inset stainless steel single drainer one and a half bowl sink unit with mixer tap, briquette style tiled splashbacks, matching eye level cupboards. Built-in Zanussi stainless steel oven with matching four ring gas hob with extractor hood over. Plumbing for automatic washing machine, space for fridge/freezer, radiator, cupboard with wall mounted Baxi Solo gas fired boiler, ceiling spotlights, UPVC sealed unit double glazed window and door opening to the rear garden.

FIRST FLOOR LANDING

Access to loft space, built-in airing cupboard housing lagged hot water cylinder with pine slatted shelves, UPVC sealed unit double glazed window to the side aspect.

BEDROOM ONE 12' 10" x 11'8" into door recess, reducing to 9' 6" (3.91m x 2.9m)

TV point, radiator, UPVC sealed unit double glazed window to the front aspect.

BEDROOM TWO 10' x 9' (3.05m x 2.74m)

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

BEDROOM THREE 8' 7" x 6' 10" (2.62m x 2.08m)

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

BATHROOM

Re-fitted with a modern white suite comprising panelled bath with central mixer tap, glazed corner shower cubicle with Mira shower unit, low level WC, vanity wash hand basin with mixer tap and cupboards below, chrome heated towel rail/radiator, fully tiled walls, ceiling spotlights, UPVC sealed unit double glazed window to the front aspect.

OUTSIDE

The property is situated at the end of a residential cul-de-sac with a driveway enabling off-street parking for one vehicle and providing access to :-

SINGLE GARAGE

Up and over door, power and light connected, wooden double doors opening to the side aspect.

FRONT GARDEN

Comprising lawn with shrub borders, pathway leading to the entrance door, side gate leading to pathway that enables access to the rear garden.

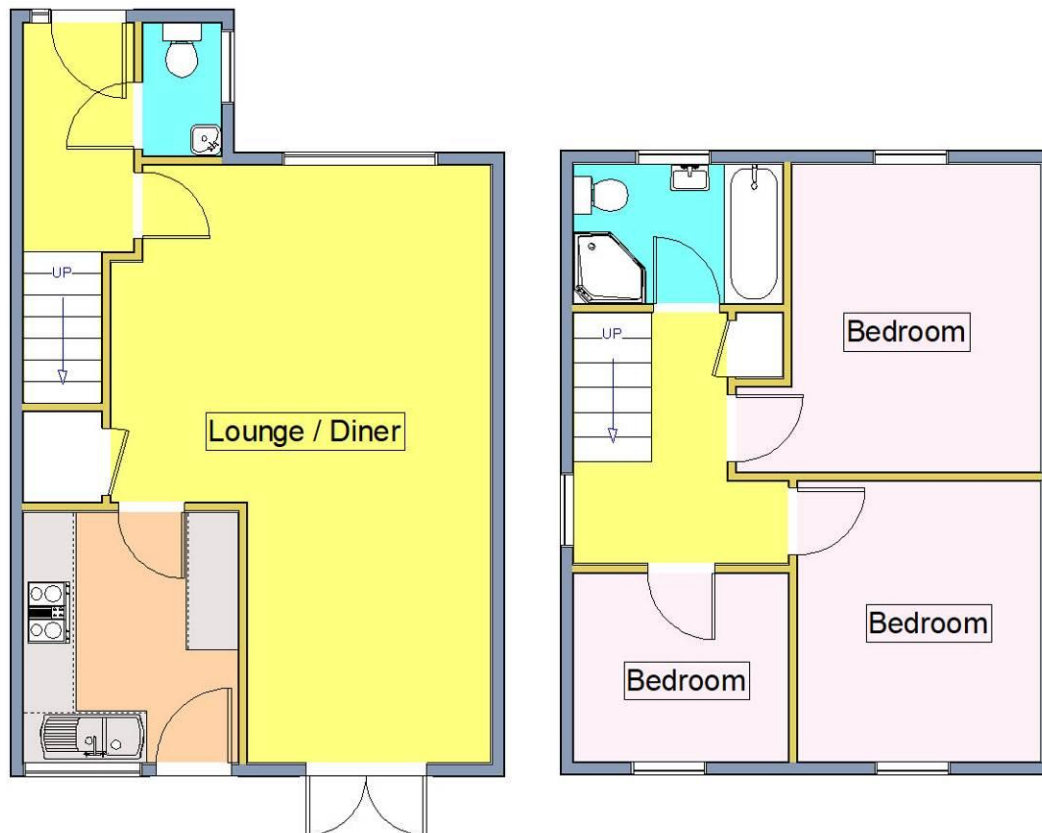
REAR GARDEN

To the rear of the property there is a west facing garden comprising paved patio, lawn, external power point, further block paved patio area, raised flower orders, brick wall and timber fencing to the boundaries.

TENURE - FREEHOLD

COUNCIL TAX

Band 'B'



Address: 29 Rogers Close, FELIXSTOWE, IP11 9DG
RRN: 0300-2834-0680-2106-2545

