



65 Mill Lane, Felixstowe, IP11 2NW

£290,000 FREEHOLD

Located a short distance away from the Felixstowe town centre, a beautifully presented and fully modernised two bedroom semi-detached bungalow.

In addition to the two bedrooms the bungalow benefits from ample off road parking, a generous sized south facing rear garden, modern kitchen, conservatory and a modern shower room.

The accommodation in brief comprises entrance hall, lounge, kitchen, two bedrooms, shower room and conservatory. Heating is supplied in the form of gas fired central heating and the windows are of double glazed construction.

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

UPVC entrance door opening into:

ENTRANCE HALL 15' 4" x 4' 4" (4.67m x 1.32m)

Radiator, access to loft space with pull down loft ladder, and doors to :-

LOUNGE 12' 10" into bay x 12' 10" (3.91m x 3.91m)

Bay window to the front aspect with fitted shutter blinds, radiator, TV point.

KITCHEN 9' 5" x 8' (2.87m x 2.44m)

Refitted kitchen comprising wood fitted worktop with a tiled splashback, high gloss grey handleless storage units above and matching units and drawers below, stainless steel sink unit with single drainer and hose style mixer tap, integrated dishwasher, integrated Beko electric cooker with a four ring induction hob and cooker hood above, radiator, spotlights and a door opening into the conservatory.

CONSERVATORY 13' 11" x 7' 7" (4.24m x 2.31m)

UPVC windows and doors overlooking the rear garden, space and plumbing available for a washing machine, wall lights, insulated roof.

BEDROOM ONE 10' 11" x 10' 11" (3.33m x 3.33m)

Radiator, window to front aspect with fitted shutter blinds.

BEDROOM TWO 10' 2" x 10' 4" (3.1m x 3.15m)

Radiator, window to rear aspect.

SHOWER ROOM 9' 4" x 4' 10" (2.84m x 1.47m)

Refitted suite comprising low level WC, vanity hand wash basin with mixer tap, storage drawers underneath and a tiled splashback, double width walk in shower cubicle with twin shower heads and tiled surround, heated towel rail, spotlights, extractor, obscured window to the side aspect, shaver point and wall mounted LED mirror.

OUTSIDE

To the front of the property is a driveway allowing ample off-road parking, the rest of the garden is mainly laid to lawn with a low brick wall to the front boundary, side access gate.

The rear garden is of generous size and is south facing, mainly laid to lawn with shingle area and is enclosed by fencing.

COUNCIL TAX

Band 'C'





