



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

FELIX ROAD, FELIXSTOWE, IP11 7JD

TENURE : FREEHOLD

OFFERS OVER £350,000

- Spacious Townhouse
- Three Bedrooms
- Cloakroom
- Extended Kitchen
- Superb Garden
- Off Road Parking

THE ACCOMMODATION



Entrance Hall

Front entrance door with bespoke stained glass window commissioned by the owners, stairs off to the first floor and doors to...

Cloakroom

Fitted with a WC and wash basin.

Lounge/Diner

A well-proportioned open-plan living area comprising



Dining Area $3.56m \times 2.85m$ (11' 8" x 9' 4")

With window to rear aspect and open to the...

Lounge $3.76m \times 3.53m$ (12' 4" x 11' 7")

With bay window to front aspect, feature fireplace.

Kitchen $6.17m \times 3.11m$ (20' 3" x 10' 2")

A superb space with a range of wall and base units with plenty of work surface area, gas hob with cooker hood, built-in electric oven, plumbing for a washing machine and dishwasher and wall mounted gas boiler. There is a pleasant area to the rear with a bi-fold door to the garden and two skylight windows.



First Floor Landing

With stairs off to the second floor, large cupboard and doors to...

Bedroom One $4.74m \times 3.42m$ (15' 7" x 11' 3")

With two windows to front aspect, fitted wardrobes and feature fireplace.

Bedroom Three $3.42m \times 2.91m$ (11' 3" x 9' 7")

With window to rear aspect and feature fireplace.

Bathroom

Fitted with a shower enclosure, free-standing claw-foot bath, Vanity basin unit and hidden-cistern WC, and window to rear aspect.

Second Floor Bedroom $4.72m \times 4.65m$ (15' 6" x 15' 3")

A fantastic bedroom built in to the roof space, with built-in storage and a dormer window to front aspect.

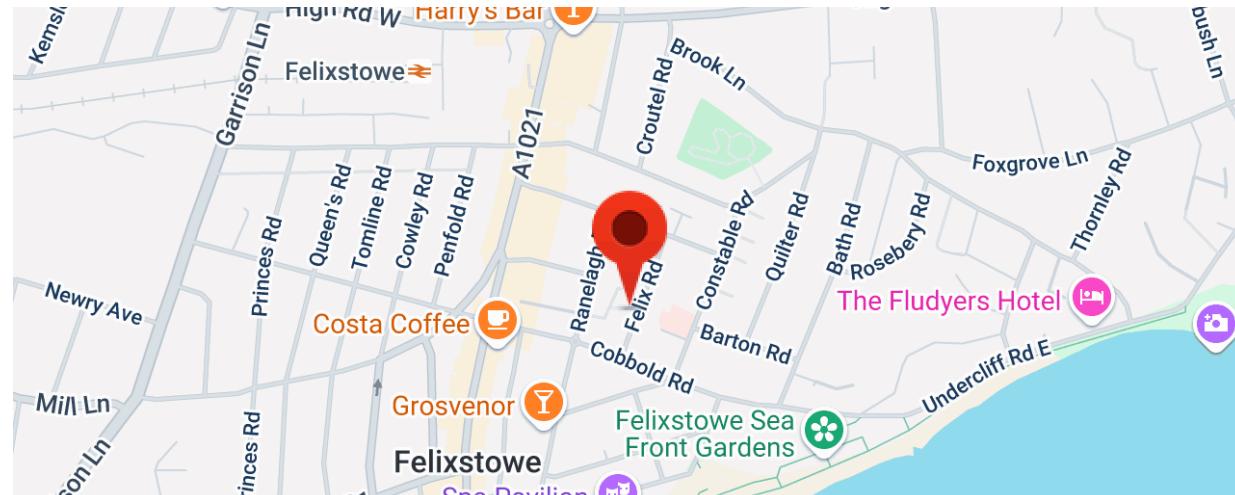
Outside

To the front of the property is a driveway providing off-road parking. The rear garden is beautifully and abundantly stocked with an array of flowers and shrubs, a patio area outside the house and at the end of the garden a covered decking area with access to the summerhouse (with power connected). There is also rear pedestrian access.

THE PROPERTY & LOCATION

A spacious and well-presented townhouse in a popular location within the coastal town of Felixstowe. The property has accommodation arranged over three floors and comprises an entrance hall, open-plan lounge/diner, a large kitchen, three bedrooms and a spacious bathroom. The garden is a beautiful mass of colour, and there's a fantastic decked area with summer house.

The town of Felixstowe offers a wide range of shopping facilities, eateries, cinema, schools, leisure facilities and a golf club. There is an historic fort at Languard Point where you will also find a nature reserve and viewing point for the largest port in the UK. Transport links include a bus service (picking up close to the property) plus a railway station with trains to Ipswich where there are mainline links to London Liverpool Street.



TO ARRANGE A VIEWING OF THIS PROPERTY OR

TO SEE HOW WE CAN HELP YOU MOVE CALL US ON 01394 547000



While we try to be as accurate as possible with our floorplans, they are intended as a guide only and therefore should not be relied upon



Council Tax Banding : B

We understand from our vendor that the property is connected to a mains gas supply, electricity, water and drainage.

Please visit Ofcom - to view the mobile and network coverage



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Disclaimer

Whilst every care has been taken in the preparation of these particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given