



19 Montague Road, Felixstowe, IP11 7HF

£525,000 FREEHOLD

Located within close proximity to the Felixstowe town centre and seafront, is this beautifully presented five bedroom three storey double bay fronted semi-detached Victorian family home.

In addition to the five bedrooms, the property benefits from off road parking, two bathrooms, a cellar and distant sea views from the upper floors.

The accommodation is set over three floors and briefly comprises; entrance hall, lounge, dining room, kitchen/breakfast room, utility room, cloakroom. On the first floor are three of the the bedrooms, a bathroom and further WC, on the second floor are two further bedrooms and a shower room. Heating is supplied in the form of gas fired central heating and all windows are of double glazed construction.

Montague Road is an established residential location close to Felixstowe's main town centre but equally within close proximity to Felixstowe's seafront.

An internal inspection is advised to fully appreciate the accommodation on offer.

Composite double glazed entrance door with original art leaded stained glass feature above leading to:

ENTRANCE HALL 20' 7" x 6' (6.27m x 1.83m)

Patterned tiled flooring, radiator, mains connected smoke detector, central heating thermostat, staircase leading to the first floor landing, doors leading to:

LOUNGE 15' 7" into bay reducing to 12' x 13' 10" (4.75m x 4.22m)

(Currently being used as a dining room) Flame effect gas stove set within original chimney breast, radiator, UPVC double glazed bay window to the front aspect with fitted half shutter blinds.

DINING ROOM 14' x 11' 10" (4.27m x 3.61m)

(Currently being used as a lounge) Radiator, two fitted recessed display shelves with courtesy lighting and storage cupboard beneath, radiator, UPVC double glazed window to the rear aspect. Open fireplace.

KITCHEN/BREAKFAST ROOM 18' 5" reducing to 14' 5" x 10' 7" (5.61m x 3.23m)

Fitted and comprising a single drainer sink unit with mixer taps set within beech work surfaces, fitted drawers, cupboards, units and work surfaces, a Rangemaster Range style cooker / hob set within original chimney breast with extractor fan above. Plumbing for dishwasher, large double door pantry style cupboard, arched recess, radiator, recessed LED spotlights, UPVC double glazed window to the side aspect, UPVC double glazed French doors leading to outside. Also door leading to:

UTILITY ROOM 7' 1" x 6' 4" (2.16m x 1.93m)

Comprising a storage cupboard and beech wood work surface, plumbing for automatic washing machine, space for tumble dryer, radiator, UPVC double glazed window to the side aspect, door leading to:

CLOAKROOM 7' 2" x 2' 7" (2.18m x 0.79m)

Comprising low level W.C., wash hand basin, radiator, UPVC double glazed window to the rear aspect.

CELLAR

Consisting of two main rooms 14' x 8' 8" and additional storage room 9' x 3' light and power connected and with tilt and turn UPVC double glazed window allowing ventilation.

FIRST FLOOR LANDING

Radiator, mains connected smoke detector, staircase leading to the second floor landing, large built-in airing cupboard housing Viessmann boiler serving domestic hot water supply and central heating. Access to loft space, doors leading to:

BEDROOM ONE 15' 8" into bay reducing to 12' x 12' 10" (4.78m x 3.91m)

Radiator, half shutter blinds to UPVC double glazed window to the front aspect, UPVC double glazed window to the side aspect, distant views of the sea.

BEDROOM TWO 14' x 11' 10" (4.27m x 3.61m)

Radiator, UPVC double glazed window to the rear aspect.

BEDROOM THREE/STUDY 8' 5" x 7' (2.57m x 2.13m)

Radiator, half shutter blinds to UPVC double glazed window to the front aspect.
Distant sea views.

BATHROOM 10' 10" x 9' 8" (3.3m x 2.95m)

A spacious bathroom fitted with a white suite comprising a panelled bath with mixer taps and shower attachment, a corner shower cubicle with Triton shower inset, wash hand basin with mixer taps and storage cupboards and drawers beneath. Recessed LED spotlights, radiator, vertical towel rail / radiator, double width large shelved storage cupboard, UPVC double glazed window to the side aspect.

SEPARATE W.C.

Low level W.C., radiator, double glazed window to the side aspect.

SECOND FLOOR LANDING

Built-in eaves storage space, access to loft space and door leading to:

BEDROOM FOUR 13' x 11' 10" (3.96m x 3.61m)

Radiator, UPVC double glazed window to the front aspect offering distant sea views.

BEDROOM FIVE 13' x 9' 8" (3.96m x 2.95m)

Radiator, UPVC double glazed window to the rear aspect.

SHOWER ROOM 11' max reducing to 7' 4" x 7' 2" (3.35m x 2.18m)

Comprising a shower cubicle with Triton shower inset, wash hand basin, heated towel rail / radiator, UPVC double glazed window to the front aspect offering distant sea views.

OUTSIDE

The property is situated on a popular and established residential location close to Felixstowe's main town centre.

To the front aspect is a pleasant garden neatly landscaped and having a driveway to side aspect enabling off street parking for two vehicles and a tiled pathway leading to the entrance door.

The rear garden is approximately 40' x 30' and features a shaped patio / terrace with a fitted pergola and leading to an area laid to lawn with floral borders, enclosed by wall and fencing and bordered by mature but well pruned beech hedging, with the side aspect being standard beech.

Additionally, there is a further rounded paved patio / terrace and additional corner patio, a timber storage shed and a gate allowing access from the driveway.

COUNCIL TAX

Band 'D'









