



36 Hintlesham Drive, Felixstowe, IP11 2YL

£385,000 FREEHOLD

A modern detached family home built around 1990 of traditional buff coloured brick construction beneath a pitched tiled roof with the addition of a conservatory and benefitting from a double garage.

The accommodation briefly comprises entrance hall, cloakroom, lounge, dining room, study, re-fitted kitchen, four bedrooms (bedroom one with en-suite shower room) and family bathroom.

Further benefits include a south easterly facing garden offering a good degree of privacy, driveway with parking for numerous vehicles, double garage, gas fired central heating and UPVC sealed unit double glazed windows.

The property is situated on the Orwell Green development convenient for Morrisons supermarket, Felixstowe Port & Dock complex and is less than one and a half miles from the main town centre with a variety of local and national high street stores available.

UPVC SEALED UNIT DOUBLE GLAZED ENTRANCE DOOR

With stained glass floral panels, opening to :-

ENTRANCE HALLWAY

Engineered oak flooring, radiator, staircase leading to the first floor, built in cloaks cupboard.

CLOAKROOM

Modern white suite comprising low level WC, wash hand basin, part tiled walls, engineered oak flooring, radiator, UPVC sealed unit double glazed window to the side aspect.

LOUNGE 16' 8" x 12' 3" max (5.08m x 3.73m)

Engineered oak flooring, UPVC sealed unit double glazed window to the side aspect, radiator, TV point, sealed unit double glazed patio doors opening to :-

CONSERVATORY 12' 3" x 11' 3" (3.73m x 3.43m)

Brick base with UPVC sealed unit double glazed windows and insulated roof, tiled floor, radiator, UPVC sealed unit double glazed French doors opening to the rear garden.

DINING ROOM 11' 2" x 9' 3" (3.4m x 2.82m)

Engineered oak flooring, radiator, UPVC sealed unit double glazed window to the front aspect.

STUDY 10' 8" x 8' 8" (3.25m x 2.64m)

Engineered oak flooring, radiator, access to loft space, UPVC sealed unit double glazed window to the side aspect.

KITCHEN 16' 4" x 10' 2" (4.98m x 3.1m)

Re-fitted with a comprehensive range of modern high gloss finished units comprising base cupboards and drawers, work surfaces over, inset composite one and a half bowl sink unit with mixer tap, tiled splashbacks, matching eye level cupboards, built in Indesit stainless steel double oven, Hotpoint stainless steel gas four ring hob with stainless steel splashback and matching canopy style extractor hood over, space and plumbing for automatic dishwasher, space and plumbing for automatic washing machine, space for fridge/freezer, peninsular breakfast bar, tiled floor, wall mounted Worcester gas fired combination boiler, built in pantry, ceiling spotlights, radiator, two UPVC sealed unit double glazed windows to the rear aspect. UPVC sealed unit double glazed casement door opening to the side.

FIRST FLOOR GALLERIED LANDING

UPVC sealed unit double glazed window to the front aspect, radiator, built in linen cupboard.

BEDROOM ONE 13' 6" x 10' 6" (4.11m x 3.2m)

Comprehensive range of fitted bedroom furniture including wardrobes, eye level cupboards and chest of drawers, radiator, UPVC sealed unit double glazed window to the rear aspect.

EN-SUITE SHOWER ROOM

Modern white suite with walk in shower, Mira shower unit, glazed curved shower screen, low level WC, pedestal wash hand basin with mixer tap, tiled floor, fully tiled walls, ceiling spotlights, extractor fan, radiator, UPVC sealed unit double glazed window to the side aspect.

BEDROOM TWO 11' 4" x 8' 10" (3.45m x 2.69m)

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

BEDROOM THREE 9' 10" x 7' 6" plus door recess (3m x 2.29m)

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

BEDROOM FOUR 9' x 6' 8" (2.74m x 2.03m)

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

FAMILY BATHROOM

Modern white suite comprising P-shaped panel bath with glazed curved shower screen, mixer tap, low level WC, wash hand basin with mixer tap, radiator, tiled floor, fully tiled walls, extractor fan, ceiling spotlights, UPVC sealed unit double glazed window to the side aspect.

OUTSIDE

The property is set back from the road with a sweeping driveway enabling off street parking for numerous vehicles and enabling access to :-

DOUBLE GARAGE 16' 10" x 16' 8" (5.13m x 5.08m)

Twin opening remote control doors, power and light connected.

REAR GARDEN

To the rear of the property there is a south easterly facing garden offering a good degree of privacy comprising paved patio areas, steps leading up to a lawn, flower and shrub borders, established trees and shrubs enclosed by timber fencing.

COUNCIL TAX

Band 'E'

Address: 36 Hintlesham Drive, FELIXSTOWE, IP11 2YL
RRN: 0554-3065-3208-0336-1200











