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Estate Agents







53 Upperfield Drive, Felixstowe, IP11 9LS

£285,000 FREEHOLD

Offered for sale with no onward chain and located in a popular residential road in Felixstowe is this three bedroom extended link detached family home in need of full modernisation.

In addition to the three bedrooms the property benefits from off road parking, garage and a south facing rear garden.

The accommodation in brief comprises entrance hall, cloakroom, kitchen/dining room, utility room, lounge, garden room, shower room, upstairs are three bedrooms and a family bathroom. Heating is supplied in the form of gas fired central heating to radiators and windows are of double glazed construction.

The property is situated in the generally sought after area of Old Felixstowe, a short distance from open countryside and within approximately one and a quarter miles from Felixstowe's main town centre shopping thoroughfare with a varied choice of restaurants, and both independent and national high street stores.

With full modernisation required a viewing is highly recommended to appreciate the potential the property has on offer.

UPVC ENTRANCE DOOR
Opening into :-

ENTRANCE HALLWAY 13' 6" x 6' (4.11m x 1.83m)
Radiator, stairs leading up to the first floor, obscured window to side aspect, doors to :-

CLOAKROOM 6' 1" x 2' 10" (1.85m x 0.86m)
Suite comprising low level WC, hand wash basin, radiator, obscured window to front aspect.

KITCHEN/DINING ROOM 14' 9" x 10' 11" (4.5m x 3.33m)
Fitted worktops with tiled splashback, Beechwood fitted storage units above and matching units and drawers below, stainless steel sink unit with mixer tap and single drainer, integrated oven with four ring gas hob and extractor above, space and plumbing available for washing machine, radiator, windows to front and side aspect, door to outside, storage cupboard and door to :-

UTILITY ROOM 13' 4" x 6' 10" (4.06m x 2.08m)
Radiator, sky light, door to rear garden. This room is in need of further investigation due to ingress of water and cracks.

LOUNGE 14' 7" x 11' 5" (4.44m x 3.48m)
Radiator, TV point, window to rear aspect, gas fire and door opening into :-

GARDEN ROOM 19' 7" reducing to 10'9" x 10' 1" (5.97m x 3.07m)
Potential to be a ground floor bedroom, radiator, windows to rear and side aspect, French door to rear garden and a door to :-

SHOWER ROOM 8' 4" x 3' 9" (2.54m x 1.14m)
Suite comprising wash hand basin, shower enclosure with electric shower over, space and plumbing available for toilet, radiator, extractor.

FIRST FLOOR LANDING
Access to the loft space, obscured window to side aspect, airing cupboard housing hot water cylinder, further storage cupboard and doors to :-

BEDROOM ONE 13' 10" x 11' 2" (4.22m x 3.4m)
Radiator, built in wardrobe, window to front aspect with distant field views.

BEDROOM TWO 12' 8" x 11'3" reducing to 9' 3" (3.86m x 2.82m)
Radiator, window to rear aspect, built in wardrobe.

BEDROOM THREE 8' 6" x 7' 11" (2.59m x 2.41m)
Radiator, window to rear aspect.

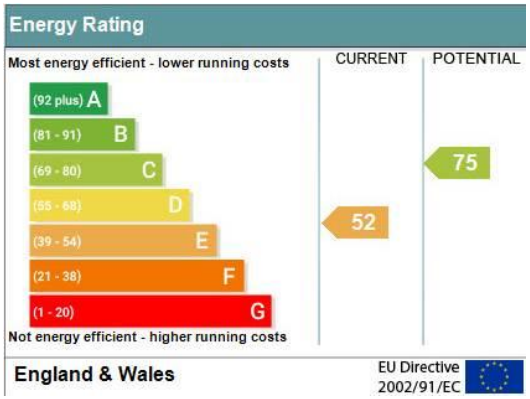
BATHROOM 7' 10" x 6' 10" (2.39m x 2.08m)
Four piece suite comprising WC with hidden cistern, vanity wash hand basin with mixer tap and storage cupboard below, panelled bath with mixer tap, separate shower, corner shower enclosure with electric shower over, heated towel rail, obscured window to front aspect.

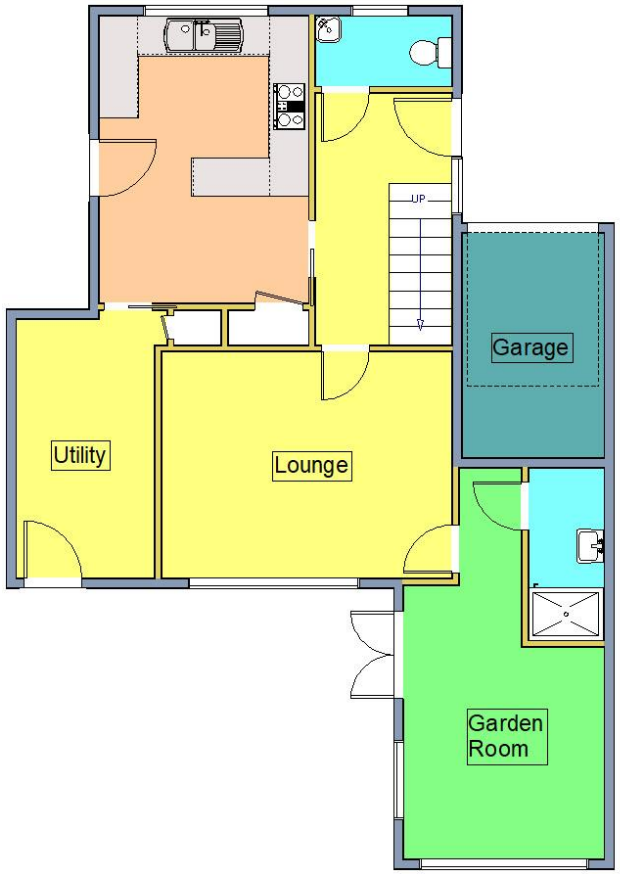
OUTSIDE
To the front of the property is a driveway enabling off road parking, the remainder of the front garden is open and laid to lawn and there is access to :-

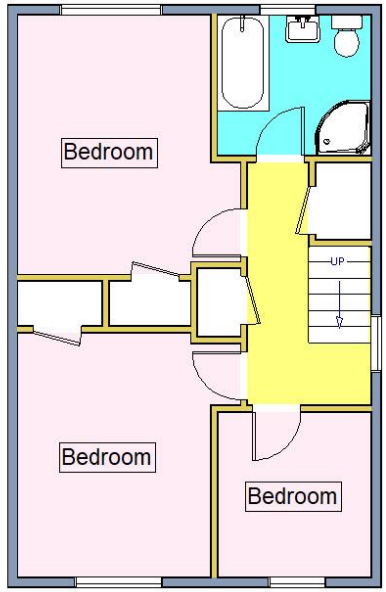
GARAGE 13' 10" x 8' 3" (4.22m x 2.51m)
Electric roller door, light and power connected.

REAR GARDEN
South facing, enclosed by fencing and is mainly block paved with a further area laid to lawn and a shingled area, outside lighting, brick built store and a side access gate.

COUNCIL TAX
Band 'D'





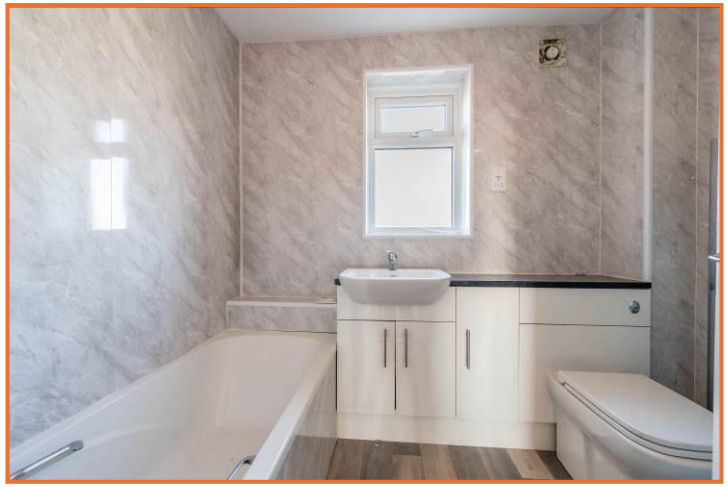


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