



## 28 Princes Road, Felixstowe, IP11 7QZ

**£550,000 FREEHOLD**

Offered for sale for the first time in nearly fifty years is this tastefully modernised and extended detached family house constructed in the 1920s of traditional brick cavity wall construction with rendered upper elevations beneath a pitched tiled roof.

The well planned and spacious accommodation briefly comprises entrance hallway, lounge, separate dining room, re-fitted kitchen/breakfast room, utility room, ground floor shower room, four first floor bedrooms, bathroom with adjacent WC.

Further benefits include an attractive landscaped west facing rear garden, carport and single garage, gas fired central heating via radiators, with double glazed stained glass windows (secondary double glazed original stained glass windows and some having been replaced in UPVC to match the original style).

The property is conveniently located in an established residential road within a short distance of the main town centre shopping thoroughfare with a variety of cafes, restaurants and shops available in addition to a railway station at Great Eastern Square with regular services to Ipswich and onto London Liverpool St.

#### **COVERED STORM PORCH**

With Quarry tiled floor.

#### **ORIGINAL WOODEN ENTRANCE DOOR**

Opening to :-

#### **ENTRANCE HALLWAY**

Radiator, secondary double-glazed window to the front aspect with original stained glass leaded light uppers, staircase leading to the first floor with double door storage cupboard below, radiator, picture rail.

#### **LOUNGE 21' 4" x 14'3" into bay reducing to 12' 2" (6.5m x 3.71m)**

Brick fireplace with marble hearth, multi-fuel stove, two radiators, picture rail, TV point, bay to the side aspect with secondary double glazed leaded light stained glass windows and matching windows to the front aspect, UPVC sealed unit double glazed windows and casement door opening to the rear garden.

#### **DINING ROOM 16' 2" into bay reducing to 14' x 12' 6" (4.93m x 3.81m)**

Pine fireplace surround, marble hearth, gas coal effect living flame fire, radiator, picture rail, secondary double-glazed square bay window to the front aspect.

#### **KITCHEN/BREAKFAST ROOM 19' 7" x 12' reducing to 7' 10" (5.97m x 2.39m)**

Re-fitted with a comprehensive range of modern units comprising base cupboards and drawers, saucepan drawers, solid marble work tops, inset one and a half bowl stainless steel sink units with mixer tap, marble upstands and splashback, matching eye level cupboards, built in Siemens stainless steel double oven, five ring induction hob with concealed extractor over, integrated dishwasher, pull out bin, shelving with down lighters, further base cupboards and eye level cupboard, two radiators, luxury vinyl tile flooring, UPVC sealed unit double glazed window to the rear aspect, sash style secondary double glazed window to the side aspect, built in pantry with shelving and window to the side aspect.

#### **SIDE LOBBY 6' 4" x 6' 2" (1.93m x 1.88m)**

Space for fridge and freezer, storage cupboard, UPVC sealed unit double glazed door and window to the front aspect, door to :-

#### **UTILITY ROOM 8' 10" x 7' 6" (2.69m x 2.29m)**

Fitted with high gloss finished units comprising base cupboards and drawers with work surface over, inset stainless steel sink unit with wash basin, space and plumbing for automatic washing machine, heated towel rail/radiator, UPVC sealed unit double glazed window to the side aspect.

#### **SHOWER ROOM**

Modern white suite comprising walk in shower with glazed screen, fitted shower unit, WC with concealed cistern, wash hand basin with mixer tap and high gloss finished double door cupboards below, fully tiled walls, extractor fan, ceiling spotlights, tiled flooring with under floor heating, chrome heated towel rail/radiator, UPVC sealed unit double glazed window to the side aspect.

**BOILER ROOM/REAR LOBBY (LEADING FROM THE UTILITY) 8' 2" x 4' 6"****(2.49m x 1.37m)**

Fitted with high gloss finished units comprising base cupboards with work surfaces over, wall mounted Worcester gas fired boiler, radiator, UPVC sealed unit double glazed window and double glazed leaded light door opening to the rear garden.

**FIRST FLOOR LANDING**

Access to loft space.

**BEDROOM ONE 15' 6" x 13' max reducing to 11' (4.72m x 3.35m)**

Built in eaves cupboard, comprehensive range of fitted wood grain finished bedroom furniture comprising wardrobes, chest of drawers, mirror fronted wardrobes, knee hole dressing table and additional cupboards, picture rail, UPVC sealed unit double glazed window to the front aspect.

**BEDROOM TWO 14' x 12' 6" (4.27m x 3.81m)**

Radiator, built in storage cupboard, picture rail, wash hand basin with tiled splashback, UPVC sealed unit double glazed window with stained glass leaded light uppers to the front aspect.

**BEDROOM THREE 12' 2" x 12' (3.71m x 3.66m)**

Radiator, picture rail, UPVC sealed unit double glazed window with stained glass uppers to the rear aspect.

**BEDROOM FOUR 12' 2" x 10' (3.71m x 3.05m)**

Fitted wardrobe cupboards, cupboard housing pre-insulated lagged hot water cylinder, radiator, picture rail, UPVC sealed unit double glazed window with leaded light uppers to the rear aspect.

**BATHROOM**

White suite comprising corner bath with mixer tap and Mira shower unit over, wash hand basin with cupboards and drawers below, fully tiled walls, heated towel rail/radiator, UPVC sealed unit double glazed window to the rear aspect.

**SEPARATE WC**

Modern white low-level suite, tiled floor part tiled walls, UPVC sealed unit double glazed window to the rear aspect.

**OUTSIDE**

The property stands within established landscaped gardens to both the front and rear. The front garden comprising block paved driveway with adjacent flower and shrub beds, paved pathways and access to a carport and single garage.

**GARAGE 20' 4" x 8' 2" (6.2m x 2.49m)**

Electric remote control up and over door, power and light connected, window to the side and rear aspects and personal door opening to the rear garden.

**REAR OF THE PROPERTY**

Beautifully kept landscaped garden with a westerly aspect comprising extensive raised sun terrace with steps leading down to a shaped lawn with established well stocked borders, mature trees, flowers and planting, green house, external lighting, cold water tap, timber summer house, timber fencing to the boundaries.

**COUNCIL TAX**

Band 'E'









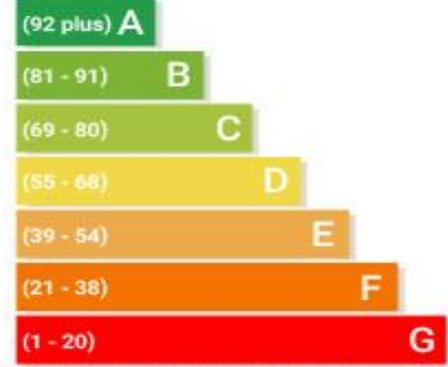
Address: 28 Princes Road, FELIXSTOWE, IP11 7QZ  
 RRN: 2146-3956-4209-9855-8204

### Energy Rating

Most energy efficient - lower running costs

CURRENT

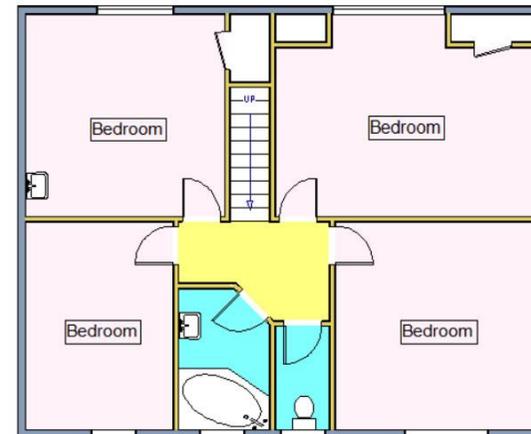
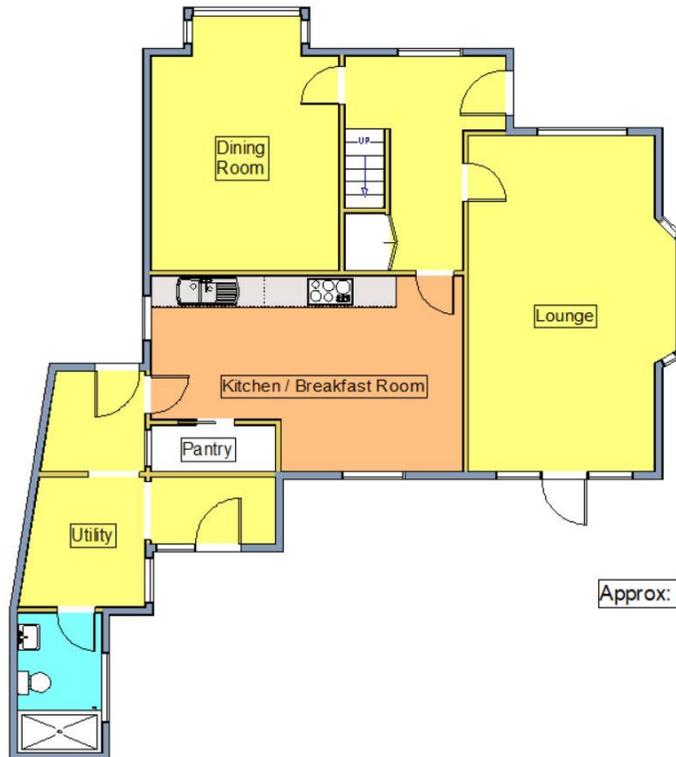
POTENTIAL



Not energy efficient - higher running costs

England & Wales

EU Directive  
2002/91/EC



Approx: 1873 Sq Feet

