



Mellis Court | | Felixstowe | IP11 2YQ

Guide Price £300,000

NICHOLAS
— ESTATES —

Mellis Court |
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A four bedroom detached family house situated in Mellis Court at the end of a cul-de-sac.

- Four Bedrooms
- Two Reception Rooms
- Conservatory
- Driveway & Garage
- Close To Local Shops & Facilities
- No Onward Chain

Kitchen

37'5"x23'9"x0'0" (41.76x26.52x0.00)

Bedroom

38'0"x28'8"x0'0" (42.37x32.00x0.00)

Rear aspect double glazed window, radiator, carpet and overstairs cupboard.

Bedroom

28'2"x20'6"x0'0" (31.39x22.86x0.00)

Rear aspect double glazed window, radiator and carpet.



A four bedroom detached family house situated in Mellis Court at the end of a cul-de-sac. The accommodation comprises, entrance porch, hallway, lounge, dining room and conservatory, cloakroom and kitchen. the first floor offers, master bedroom, three



Bedroom

45'11"x28'5"x0'0" (51.21x31.70x0.00)

Front aspect double glazed window, radiator and carpet.

Bedroom

38'0"x20'9"x0'0" (42.37x23.16x0.00)

Front aspect double glazed window, carpet and radiator.

Lounge

54'11"x39'8"x0'0" (61.26x44.20x0.00)

Front aspect double glazed window, carpet, radiator and electric fire,

Shower Room

Side aspect double glazed window, vinyl flooring, hand wash basin, heated towel rail, low level flush w/c, hand wash basin, Aquaboard shower cubicle, tiled walls and extractor fan.

Dining Room

37'9"x24'11"x0'0" (42.06x27.74x0.00)

Rear aspect double doors to the conservatory, radiator, carpet and understairs cupboard.

Entrance Porch

Front aspect door, storage cupboard, door to;

Hall

Side aspect double glazed window, radiator, carpet, double doors to lounge and doors to;

Cloakroom

Hand wash basin, low level flush w/c, tiled flooring and walls and extractor fan.

Landing

Carpet, doors to;

Conservatory

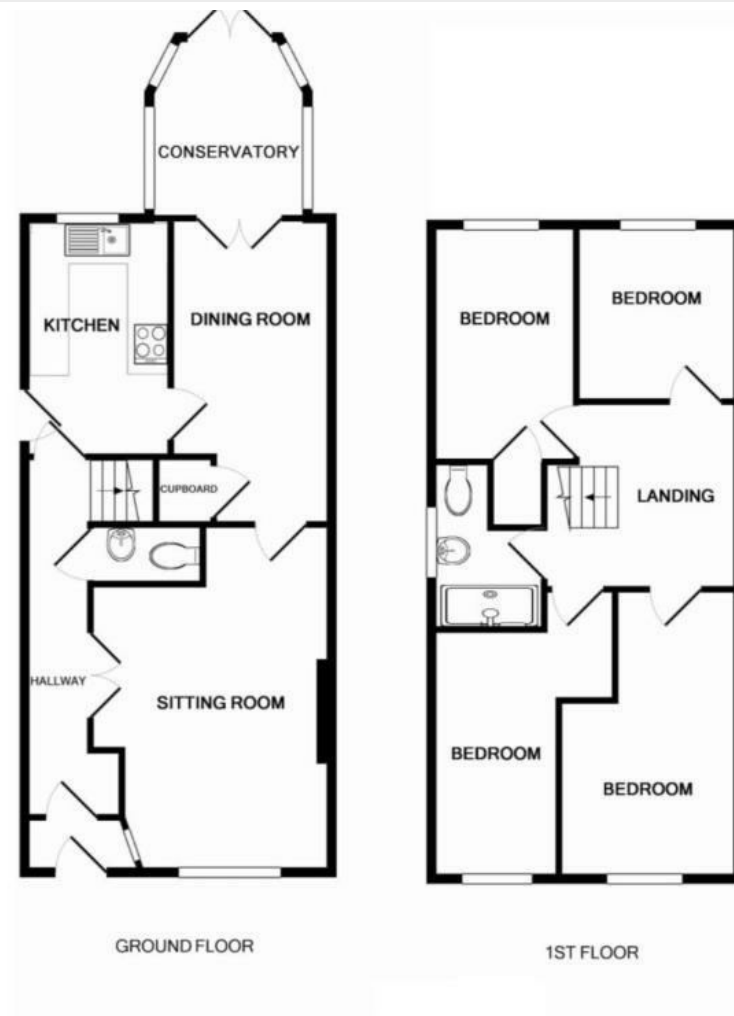
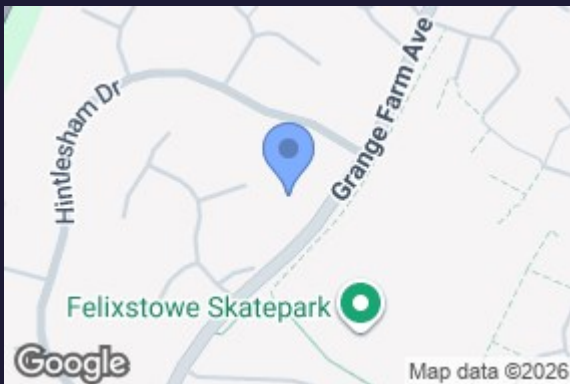
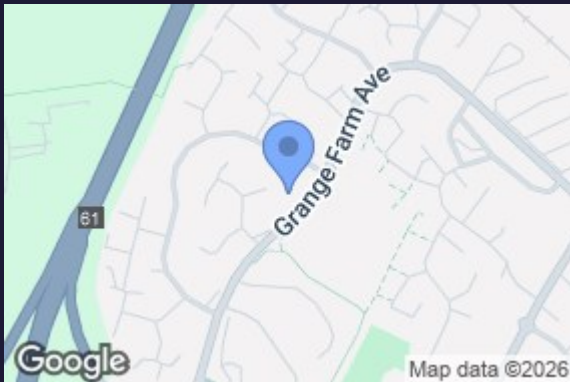
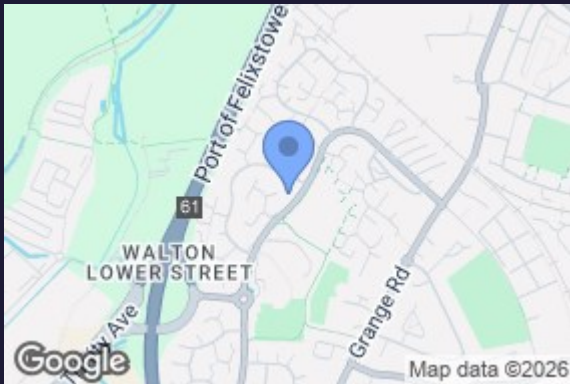
30'11"x30'4"x0'0" (34.44x33.83x0.00)

Rear aspect double glazed door, rear & side aspect double glazed windows and carpet.

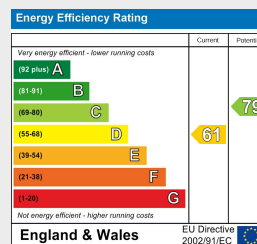
Garage

53'4"x26'10"x0'0" (59.44x29.87x0.00)

Up & over door, power & light.



Council Tax Band D EPC Rating D



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