



42 Kersey Road, Felixstowe, IP11 2UL

£260,000 FREEHOLD

Located on the popular Cavendish Park development and originally built with three bedrooms, is this converted, spacious two bedroom semi-detached home which has been fully modernised by the current owner.

In addition the property benefits from ample off road parking, garage, private east facing rear garden, modern kitchen, open plan into the lounge/diner, garden room and a modern bathroom.

The accommodation in brief comprises entrance hallway, lounge/diner, kitchen, garden room, upstairs bedroom one formerly two separate rooms, bedroom two and a modern family bathroom. Heating is supplied in the form of gas fired central heating to radiators and windows are of double glazed construction, replaced in April 2026.

The property is conveniently located within close proximity to a major supermarket, doctor's surgery and a pharmacy with links to the A14 also nearby. Currently as a two bedroom semi detached family home the property offers an abundance of space and can easily be reverted back into a three bedroom semi detached home.

A viewing is highly recommended to appreciate the modern accommodation on offer.

ENTRANCE DOOR

Opening into :-

ENTRANCE HALLWAY 13' 5" x 5' 11" (4.09m x 1.8m)

Engineered oak flooring, radiator, obscured window to the front aspect, stairs leading up to the first floor and an under stairs storage cupboard and doors to :-

LOUNGE/DINER 19' 10" x 11' 6" reducing to 8' 1" (6.05m x 2.46m)

Continuation of the engineered oak flooring, two radiators, window to front aspect, TV point, French doors to rear garden and a large opening into :-

KITCHEN 12' x 8' 10" (3.66m x 2.69m)

Benchmark fitted kitchen comprising solid oak fitted worktops with a tiled splashback, high gloss cashmere handleless storage units above and matching units and drawers below, matt black composite sink unit with mixer tap, integrated dishwasher and fridge, Beko electric oven with integrated microwave and combi grill above, place and plumbing available for a washing machine, under counter lighting, bi-folding doors opening into :-

GARDEN ROOM 9' 6" x 9' 1" (2.9m x 2.77m)

Engineered oak flooring, UPVC windows and doors overlooking rear garden, insulated roof.

FIRST FLOOR LANDING

Laminate flooring, access to the loft space and doors to :-

BEDROOM ONE 14' 8" x 11' 3" (4.47m x 3.43m)

Laminate flooring, radiator, two windows to front aspect. Formerly two separate bedrooms and could be converted back with bedrooms measuring approximately 11'2" x 8'2" and 8'3" x 6'6".

BEDROOM TWO 9' 1" x 8' 4" (2.77m x 2.54m)

Laminate flooring, radiator, window to rear aspect and full length built in wardrobes.

BATHROOM 8' 2" x 6' 2" (2.49m x 1.88m)

Modern suite comprising WC with hidden cistern, vanity wash hand basin with mixer tap and storage drawers below, modern roll top bath unit with central mixer tap and twin shower head over, fitted shower screen, fully tiled walls, heated towel rail, extractor, obscured window to rear aspect.

OUTSIDE

The front of the property has been fully block paved to enable ample off road parking and a double width side access gate opening into the rear garden which is of easterly aspect and comprises a patio area opening out onto the remainder of the garden which is laid to lawn with a raised sleeper border and an established shrub and plant area and a further L-shaped patio area with access to a summer house. The garden is enclosed by fencing, has an outside tap and service door opening into :-

GARAGE 14' 5" x 8' 2" (4.39m x 2.49m)

Light and power connected, electric roller door.

COUNCIL TAX

Band 'B'







