



26 Ascot Drive, Felixstowe, IP11 9DW

£280,000 FREEHOLD

Situated in a quiet cul-de-sac in the popular residential village of Walton is this well presented two bedroom detached bungalow.

In addition to the two bedrooms the property benefits from two reception rooms, a conservatory, off road parking and a garage. The bungalow has a well presented west facing rear garden, modern kitchen, gas fired central heating and double glazed windows.

The accommodation in brief comprises entrance hall, lounge, conservatory, dining room, kitchen, two bedrooms and shower room.

The property is conveniently located within close proximity to a parade of shops and amenities located along Walton High Street with the Felixstowe town centre approximately one mile away.

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

UPVC ENTRANCE DOOR

Opening into :-

ENTRANCE HALL

Radiator, access to the loft space, storage cupboard and doors to :-

LOUNGE 16' 10" x 10' 11" (5.13m x 3.33m)

Two radiators, window to side aspect, TV point, gas feature fire place with surround, sliding doors into the conservatory and a door opening into :-

DINING ROOM 10' 3" x 8' (3.12m x 2.44m)

Karndean flooring, radiator, window to the rear aspect, airing cupboard housing the hot water cylinder and opening into :-

KITCHEN 11' 5" x 8' 6" (3.48m x 2.59m)

Granite fitted worktops with shaker style units above and matching units and drawers below, tiled splashback, stainless steel one and a half bowl stainless steel sink unit with mixer tap and single drainer, space and plumbing available for a washing machine, further spaces available for an under-counter fridge and also space for cooker. Worcester boiler, radiator, Kardean flooring, windows and door to side aspect.

BEDROOM 1 14' 8" x 10' 8" (4.47m x 3.25m)

Box bay window to front aspect, radiator, fitted wardrobes.

BEDROOM 2 12' 5" x 10' 8" (3.78m x 3.25m)

Box bay window to the front aspect, radiator, hand wash basin.

SHOWER ROOM 6' 7" x 5' 5" (2.01m x 1.65m)

Re-fitted modern white suite comprising glazed corner shower cubicle, wash hand basin, vanity cupboards below, WC with concealed cistern, radiator, fully tiled walls, double glazed window to the side aspect.

CONSERVATORY 13' x 6' 4" (3.96m x 1.93m)

UPVC windows and doors overlooking the rear garden, storage cupboard and a service door into the garage.

GARAGE 15' 10" x 9' 1" (4.83m x 2.77m)

Light and power connected, up and over door.

OUTSIDE

To the front of the property there is an imprinted concrete driveway allowing off road parking for two vehicles, the rest of the garden is low maintenance and is mainly shingled with a path around and a side access gate.

The rear garden is west facing, upon entering from the conservatory there is a good-sized patio area and the rest of the garden is mainly laid to lawn with established shrub and plant border, fencing to boundaries, outside brick store, outside tap.

COUNCIL TAX

Band 'D'

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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