



## 11 Treetops, Felixstowe, IP11 9ER

**O.I.E.O. £420,000 FREEHOLD**

An extended and beautifully presented detached family house, built in the 1970s of traditional brick cavity wall construction with a hardy plank finish beneath a pitched tiled roof.

The well planned and spacious accommodation briefly comprises entrance hall, re-fitted shower room, lounge, kitchen/dining room, utility room, study, playroom, four bedrooms and high quality re-fitted bathroom.

Further benefits include a walled west facing rear garden, larger than average garage, UPVC sealed unit double glazed windows and gas fired central heating throughout.

The property is located in a residential cul-de-sac within a short walk to open countryside, convenient for a useful parade of shops in Walton High Street with regular bus services to the County town of Ipswich and to Felixstowe's town centre shopping thoroughfare which is approximately one mile distance.

#### **COMPOSITE DOUBLE GLAZED DOOR**

With leaded light panels opening to :-

#### **ENTRANCE LOBBY**

Laminate wood plank effect flooring, UPVC sealed unit double glazed window to the front aspect, door to :-

#### **ENTRANCE HALLWAY**

Staircase leading to the first floor with storage cupboard below, laminate wood plank effect flooring, radiator.

#### **SHOWER ROOM**

Re-fitted to a high standard comprising glazed corner shower cubicle with multi-head shower unit, wash hand basin with mixer tap and high gloss finished cupboard below, low level WC, LED ceiling spotlights, tiled floor.

#### **PLAYROOM 10' x 9' 6" (3.05m x 2.9m)**

Laminate wood plank effect flooring, radiator, UPVC sealed unit double glazed window to the front aspect.

#### **LOUNGE 20' x 11' 6" (6.1m x 3.51m)**

Two radiators, TV point, UPVC sealed unit double glazed window to the front aspect, glazed oak double doors opening to :-

#### **STUDY 10' 4" x 7' 7" (3.15m x 2.31m)**

A light bright room with vaulted ceiling and two Velux windows, vertical radiator, laminate wood plank effect flooring, UPVC sealed unit double glazed french doors opening to the rear garden.

#### **KITCHEN/DINING ROOM 19' 2" x 10' (5.84m x 3.05m)**

Re-fitted with a comprehensive range of white high gloss finished units comprising base cupboards and drawers, saucepan drawers, wood block effect worktops, inset composite single drainer sink unit with mixer tap, tiled splashbacks, matching eye level cupboards, integrated dishwasher, built in double oven, radiator, electric induction four ring hob with stainless steel and glass extractor hood over, laminate wood plank effect flooring, UPVC sealed unit double glazed window and door opening to the rear garden, throughway to :-

#### **UTILITY ROOM 8' x 6' (2.44m x 1.83m)**

Fitted with a further range of matching white high gloss finished units comprising base cupboards with wood block effect work surfaces over, tiled splashbacks, integrated tumble dryer and washing machine, space for tall fridge freezer, laminate wood plank effect flooring, part glazed oak door opening to the study and UPVC sealed unit double glazed window to the rear aspect.

#### **FIRST FLOOR LANDING 14' 4" x 5' 10" (4.37m x 1.78m)**

Radiator, UPVC sealed unit double glazed window to the front aspect, access to loft space.

#### **BEDROOM ONE 11' 8" x 9' 2" (3.56m x 2.79m)**

Built in double door wardrobe, radiator, UPVC sealed unit double glazed window to the front aspect.

### **BEDROOM TWO 11' 6" x 8' 8" (3.51m x 2.64m)**

Built in double door wardrobe, radiator, laminate wood plank effect flooring, UPVC sealed unit double glazed window to the rear aspect.

### **BEDROOM THREE 10' x 8' 8" (3.05m x 2.64m)**

Built in double door wardrobe, radiator, UPVC sealed unit double glazed window to the front aspect.

### **BEDROOM FOUR 10' reducing to 7' x 9' (3.05m x 2.74m)**

Built in double door wardrobe, laminate wood plank effect flooring, radiator, UPVC sealed unit double glazed window to the rear aspect.

### **BATHROOM**

Re-fitted to a high standard with stunning tiled walls and comprising a white contemporary style suite with brushed gold effect fittings, comprising glazed double size shower cubicle with multi-jet full body shower unit, freestanding bath with central mixer tap, wash hand basin with mixer tap, low level WC, porcelain tiled floor, LED ceiling spotlights, UPVC sealed unit double glazed window to the rear aspect.

### **OUTSIDE**

To the front of the property there is an open plan style garden, laid to lawn, with adjacent driveway enabling off street parking for two vehicles, three lantern style lights, access to and attached to :-

### **GARAGE 22' 6" x 8' 2" (6.86m x 2.49m)**

A brick built garage with up and over door, fluorescent strip lighting, power points, storage cupboards, UPVC double glazed door to the rear garden.

### **REAR GARDEN 27' in depth max reducing to 24' x approx 40' (8.23m x 12.19m)**

To the rear of the property there is an enclosed west facing garden comprising lawn, solid wood decking area, cold water tap, lantern style light, external power points, astro turf.

### **COUNCIL TAX - Band 'E'**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		











