



10 Ferndown Road, Felixstowe, IP11 9LA

£365,000 FREEHOLD

Located in the quiet cul-de-sac in the ever popular area of Old Felixstowe is this well presented and modernised two bedroom semi-detached bungalow.

In addition to the two bedrooms the property benefits from a modern kitchen, modern wet room, off road parking, garage and a south easterly facing low maintenance rear garden.

The accommodation in brief comprises entrance hall, lounge/diner, kitchen, two bedrooms and a modern wet room. The property has electric heating throughout with the benefit from solar panels and two 9kw battery storage. USB sockets and LED lighting throughout. Windows are of double glazed construction, replaced in 2022.

Ferndown Road is a popular residential location in Old Felixstowe leading from Sunningdale Drive and Looe Road and is ideally situated for access to nearby shopping facilities in High Road East. Felixstowe Seafront at Cliff Road and Cobbolds Point and, the Golf Club and also the main town centre are each under one mile away with the hamlet of Felixstowe Ferry approximately two miles distance

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

OPEN STORM PORCH Entrance door opening into :-

ENTRANCE HALLWAY

An L-shaped entrance hallway with vinyl flooring, radiator, spotlights, access to the loft space and doors to :-

LOUNGE/DINER 19' 10" x 11' 10" (6.05m x 3.61m)

Vinyl flooring, two radiators, windows and doors to rear aspect, TV point, wood burner stove.

KITCHEN 10' 9" x 10' 4" (3.28m x 3.15m)

Re-fitted kitchen comprising fitted worktops with matching splashbacks, with Anthracite fitted storage units above with pull down shelves and matching units and drawers below, one and a half bowl composite sink with mixer tap and single drainer, integrated Beko eye level double oven, Beko four ring induction hob with cooker hood above, space and plumbing available for washing machine and further space available for freestanding fridge/freezer, plinth heater, window to front aspect, cupboard housing electric boiler and pressurised hot water cylinder, under counter lights, vinyl flooring.

BEDROOM ONE 13' 8" x 9' 11" (4.17m x 3.02m)

Vinyl flooring, radiator, window to rear aspect, fitted wardrobes, Igenix cold and warm air heater.

BEDROOM TWO (currently used as an office/study/library) 13' 11" x 8' 6" (4.24m x 2.59m)

Vinyl flooring, radiator, windows to rear and side aspect, recently fitted storage units and desk, spotlights.

WET ROOM 6' 9" x 6' 1" (2.06m x 1.85m)

Modern re-fitted suite comprising WC with hidden cistern, floating vanity wash hand basin with mixer tap, shower area, tiled walls, shaver point, extractor, heated towel rail, heated mirror with lighting, obscured window to front aspect, Igenix wall mounted cold and warm air heater.

INNER LOBBY

Accessed via entrance hallway, door to outside and a door opening into the garage.

OUTSIDE

To the front of the property a low maintenance front garden which has been fully block paved to create off road parking, outside lighting.

The rear garden is of south easterly aspect enclosed by fencing and is relatively low in maintenance. There is a resin patio area opening out onto an additional patio area with various bark and shingle areas and a garden pond with waterfall trail, outside sockets.

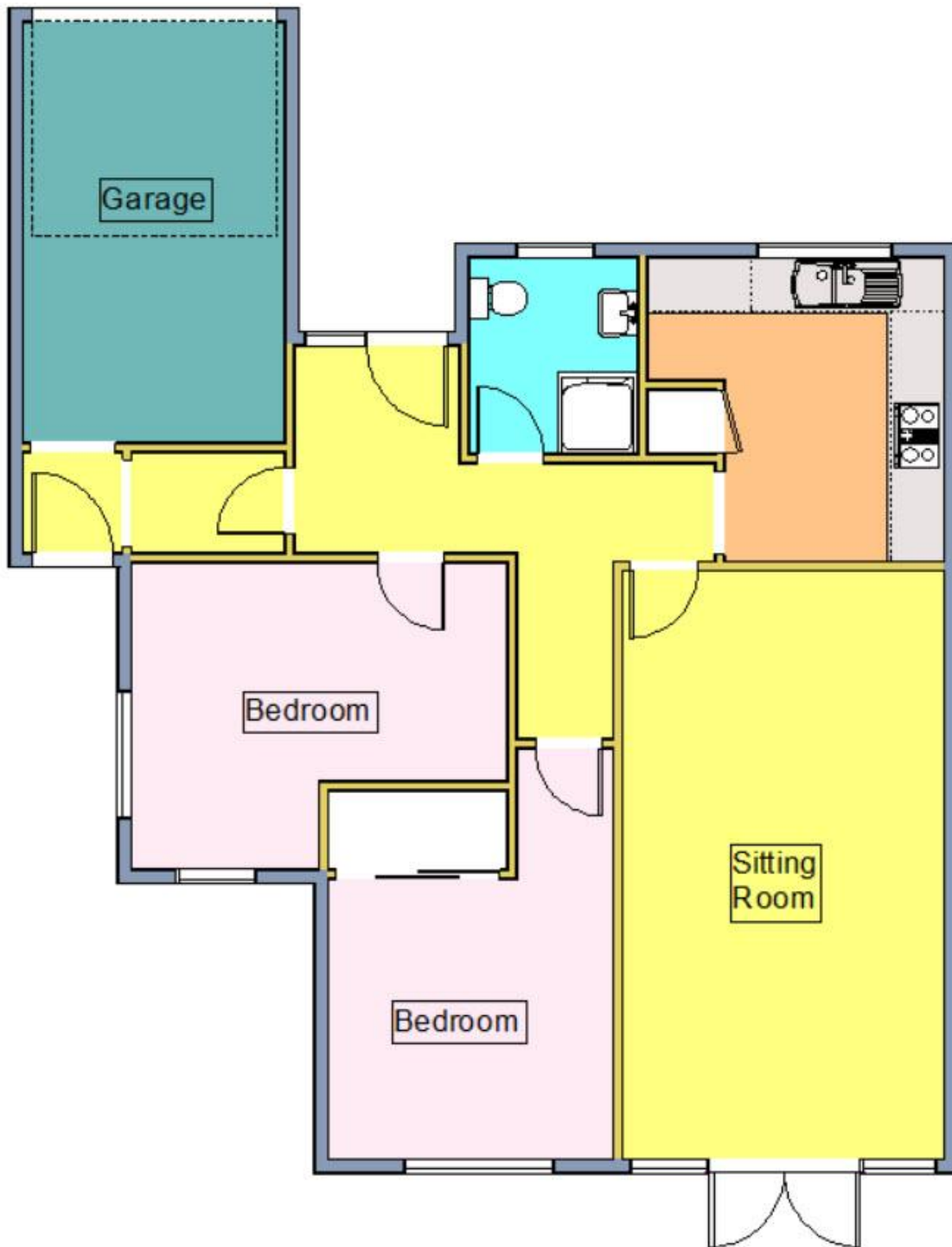
GARAGE 15' 9" x 9' 5" (4.8m x 2.87m)

Remote control electric roller door, light and power connected, solar panels inverter and batteries, heated towel rail.

COUNCIL TAX

Band 'C'





Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		