



# 1 White Horse Close, Felixstowe, IP11 9UJ

**£290,000 FREEHOLD**

Located in a quiet cul-de-sac in Old Felixstowe is this well presented and modernised two bedroom detached bungalow.

In addition to the two bedrooms the property benefits from a modern kitchen, off road parking, garage and a private south facing rear garden.

The accommodation in brief comprises entrance hall, lounge/diner, kitchen, two bedrooms and a bathroom. Heating is supplied in the form of gas fired central heating to radiators and windows are of double glazed construction.

Additionally there is the possibility of adding a second toilet with facilities available in the storage cupboard located in the entrance hallway.

White Horse Close is a quiet cul-de-sac consisting of five similar bungalows located in Old Felixstowe, a short distance away from the seafront at Brackenbury Cliffs and a host of shops and amenities located on High Road East. Felixstowe town centre is approximately a mile away.

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

#### **UPVC ENTRANCE DOOR**

Opening into :-

#### **ENTRANCE HALLWAY 14' 7" x 2' 10" (4.44m x 0.86m)**

Radiator, access to loft space, storage cupboard with the potential to become an additional toilet, currently has a radiator, obscured window to rear aspect, space and plumbing available for a washing machine.

#### **LOUNGE/DINER 15' 10" x 11' 8" (4.83m x 3.56m)**

Radiator, window to side aspect, TV point, patio doors to rear garden and a door into :-

#### **KITCHEN 10' 10" x 7' 5" (3.3m x 2.26m)**

Modern re-fitted kitchen comprising fitted worktops with a tiled splashback, fitted storage units above and matching units and drawers below, stainless steel sink unit with mixer tap and single drainer, integrated Lemona electric oven with a four ring electric induction hob and cooker hood above, space for under counter fridge, radiator, window to front aspect, door to outside, cupboard housing combi boiler.

#### **BEDROOM ONE 11' x 9' 1" (3.35m x 2.77m)**

Radiator, window to front aspect.

#### **BEDROOM TWO 9' 1" x 8' (2.77m x 2.44m)**

Radiator, window to rear aspect.

#### **BATHROOM 7' 5" x 4' 7" (2.26m x 1.4m)**

Suite comprising low level WC, hand wash basin and panelled bath, part tiled walls, radiator, extractor, obscured window to the front aspect.

#### **OUTSIDE**

To the front of the property is an open front garden which is mainly laid to lawn with an established shrub and plant border and a driveway enabling off road parking.

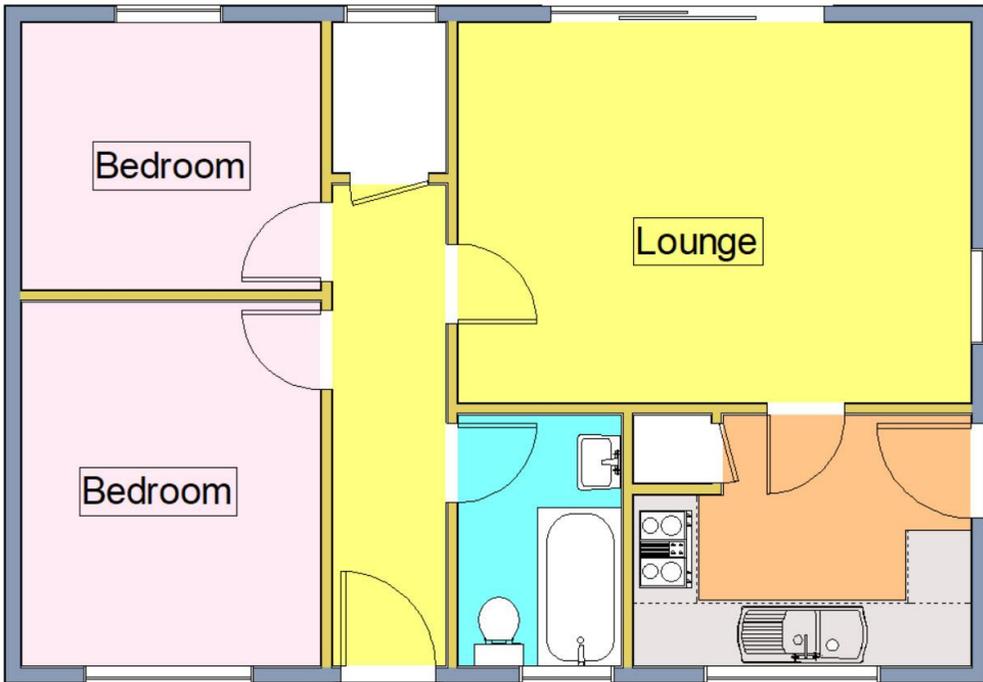
The rear garden is south facing, enclosed by fencing and is very private which consists of a lawn area with established shrub and plant borders, a patio area, raised flower beds, outside tap and a service door into :-

#### **GARAGE**

Up and over door, light and power connected.

#### **COUNCIL TAX**

Band 'C'



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

