



## 11 Coronation Drive, Felixstowe, IP11 2NU

**£215,000 FREEHOLD**

Offered for sale with no onward chain and seemingly ideal for a first time buyer is this recently modernised two bedroom semi detached ex local authority home.

In addition to the two bedrooms the property benefits from off road parking, a private south facing rear garden, modern kitchen and distant sea views from the second bedroom.

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

The property has been recently modernised by the current owners with re-decoration throughout, there is further work scheduled for May 2026 including brand new front door, soffits and fascias.

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

**ENTRANCE DOOR** Opening into :-

**ENTRANCE HALLWAY 10' 1" x 5' 11" (3.07m x 1.8m)**

Obscured window to front aspect, radiator, stairs leading up to the first floor with an under stairs storage cupboard and doors to :-

**LOUNGE 10' 11" x 10' 1" (3.33m x 3.07m)**

Radiator, windows to front and side aspect, TV point.

**KITCHEN 10' 10" x 8' 2" (3.3m x 2.49m)**

Modern re-fitted kitchen comprising fitted worktops with fitted splash screens, storage units above and matching storage units and drawers below, stainless steel one and a half bowl sink unit with mixer tap and single drainer, space and plumbing available for washing machine, electric cooker, space for freestanding fridge/freezer, window to rear aspect, opening to rear lobby where there is a door to outside and a pantry cupboard. Opening into :-

**DINING ROOM 10' 11" x 8' 7" (3.33m x 2.62m)**

Laminate flooring, radiator, window to rear aspect, fitted storage cupboard.

**FIRST FLOOR LANDING**

Access to the loft space, airing cupboard housing hot water cylinder and doors to:

**BEDROOM ONE 14' x 10' 1" (4.27m x 3.07m)**

Radiator, windows to front and side aspect, built in cupboard housing Logic gas boiler.

**BEDROOM TWO 10' 11" x 10' (3.33m x 3.05m)**

Radiator, window to rear aspect with distant sea views.

**BATHROOM 7' 7" x 7' (2.31m x 2.13m)**

Modern suite comprising low level WC, wash hand basin, P-shaped panel bath with twin shower head over, part tiled walls, radiator, obscured window to rear aspect.

**OUTSIDE**

To the front of the property is a low maintenance fully patiod front garden and a driveway enabling off road parking, side access gate.

The rear garden is private and is south facing, mainly laid to lawn with a patio area, outside tap, access to a brick built store measuring 7'7" x 7" with light and power connected.

**COUNCIL TAX**

Band 'B'



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