



## 14 Swallow Close, Felixstowe, IP11 9LR

**£380,000 FREEHOLD**

Situated in a quiet cul-de-sac in the ever popular location of Old Felixstowe is this three bedroom detached bungalow built in the 1970's.

In addition to the three bedrooms the bungalow benefits from a private rear garden, ample off road parking, garage and a modern bathroom with an additional cloakroom.

The accommodation in brief comprises; entrance porch, entrance hall, lounge, kitchen/breakfast room, cloakroom, three bedrooms and bathroom. Heating is supplied in the form of gas fired central heating to radiators and windows are of double glazed construction.

Swallow Close is a popular residential cul-de-sac in Old Felixstowe consisting of similar bungalows built of traditional brick cavity wall construction beneath a tiled roof. Felixstowe town centre is approximately 1.5 miles away.

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

UPVC sliding door opening into entrance porch with further UPVC entrance door opening into:

#### **ENTRANCE HALL**

Radiator, access to loft space, storage cupboard, airing cupboard housing hot water cylinder. Doors to:

#### **LOUNGE 16' 6" x 14' 5" into bay (5.03m x 4.39m)**

Radiator, square bay window to front aspect and window to side aspect, TV point, electric feature fire with surround.

#### **KITCHEN/BREAKFAST ROOM 13' 1" x 11' 11" (3.99m x 3.63m)**

Granite fitted worktops with a tiled splashback, fitted storage units above and matching units and drawers below. Stainless steel one and a half bowl sink unit with mixer tap and single drainer, space and plumbing available for a washing machine. Under counter spaces available for fridge and freezer. Integrated oven with four ring gas hob above. Pantry cupboard, radiator, window to side aspect. Worcester boiler. Door to:

#### **REAR LOBBY**

Double glazed doors to both front and rear aspect, brick built store cupboard and door to:

#### **CLOAKROOM**

Suite comprising; Low level WC, corner hand wash basin. Obscured window to front aspect.

#### **BEDROOM ONE 13' 2" x 11' 4" (4.01m x 3.45m)**

Radiator, window to rear aspect.

#### **BEDROOM TWO 11' 6" x 10' 5" (3.51m x 3.18m)**

Currently being used as a dining room. Radiator, window to rear aspect.

#### **BEDROOM THREE 9' 11" x 8' 2" (3.02m x 2.49m)**

Radiator, window to front aspect.

#### **BATHROOM 8' 5" x 7' 7" (2.57m x 2.31m)**

Suite comprising; Low level WC, hand wash basin, corner jacuzzi bath with shower over. Part tiled walls, radiator, two obscured windows to side aspect.

#### **OUTSIDE**

To the front of the property is a long driveway allowing ample off road parking, the remainder of the front garden is shingled making it relatively low maintenance. Side access gate.

The private rear garden is approximately 55' in depth and is mainly laid to lawn with an established shrub and plant border. Patio area. Storage shed, greenhouse, raised central garden pond. Outside tap. Service door to:

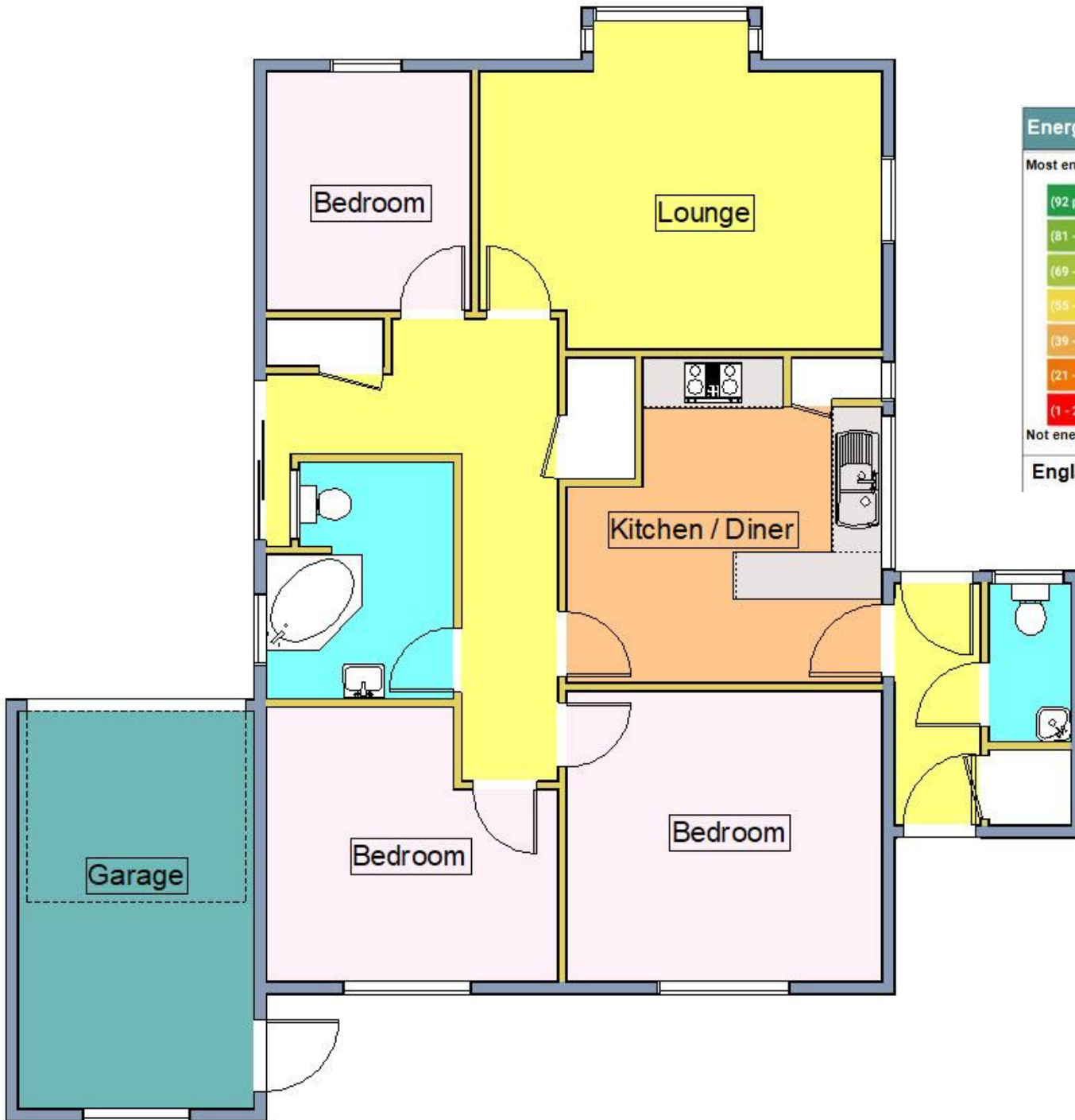
#### **GARAGE 17' 7" x 8' 2" (5.36m x 2.49m)**

Up and over door, light and power connected.

#### **COUNCIL TAX**

Band 'D'





### Energy Rating



England & Wales

EU Directive  
2002/91/EC

