



## 2 Poppy Lane, Felixstowe, IP11 6AG

**£415,000 FREEHOLD**

'The Whiteleaf' is a modern four bedroom detached family home occupying a corner plot located on the popular Trelawny Place development, built by Persimmon Homes in 2023.

In addition to the four bedrooms the property benefits from off road parking with an EV charging point, garage conversion creating an office space and a landscaped west facing rear garden.

Further benefits to the property include an en-suite to bedroom one, two reception rooms and the remainder of an NHBC warranty.

The accommodation in brief comprises entrance hall, lounge, reception room, kitchen/diner, utility room, cloakroom, upstairs are four bedrooms with an en-suite to bedroom one and a family bathroom. Heating is supplied in the form of gas fired central heating to radiators and windows are of double glazed construction.

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

#### **ENTRANCE DOOR**

Opening into :-

#### **ENTRANCE HALLWAY 12' 11" x 4' 5" (3.94m x 1.35m)**

LVT flooring, radiator, stairs leading up to the first floor and doors to :-

#### **LOUNGE 12' 11" x 10' 9" (3.94m x 3.28m)**

Radiator, window to front aspect, media plate.

#### **RECEPTION ROOM 13' 4" x 9' 9" (4.06m x 2.97m)**

LVT flooring, radiator, window to front aspect and bay window to side aspect enjoying field views, under stairs storage cupboard.

#### **KITCHEN/DINING ROOM 19' 8" x 10' 5" (5.99m x 3.18m)**

Upgraded fitted kitchen comprising Quartz fitted worktops with shaker style fitted storage units above and matching storage units and drawers below, inset one and a half bowl stainless steel sink unit with mixer tap and engrained single drainer, integrated dishwasher and fridge/freezer, electric oven with four ring hob and cooker hood above, breakfast bar, radiator, LVT flooring, windows and French doors to rear aspect, door opening into :-

#### **UTILITY ROOM 5' 9" x 5' 5" (1.75m x 1.65m)**

Quartz fitted worktops with fitted storage units above and matching storage units and drawers below, space and plumbing available for both a washing machine and a tumble dryer, Ideal combination boiler, extractor, door to the rear garden and further door to :-

#### **CLOAKROOM 5' 9" x 4' 9" (1.75m x 1.45m)**

Suite comprising low level WC, wash hand basin with mixer tap and tiled splashback, LVT flooring, radiator, obscured window to side aspect.

#### **FIRST FLOOR LANDING**

Window to side aspect with field views, access to loft space, storage cupboard and doors to :-

#### **BEDROOM ONE 13' 2" x 12' 1" (4.01m x 3.68m)**

Radiator, window to rear aspect, door to :-

#### **EN-SUITE SHOWER ROOM 6' 11" x 4' 4" (2.11m x 1.32m)**

Suite comprising low level WC, wash hand basin with mixer tap, walk in shower cubicle, LVT flooring, part tiled walls, radiator, extractor, window to rear aspect.

#### **BEDROOM TWO 9' 9" x 9' 2" (2.97m x 2.79m)**

Radiator, windows to front aspect and side aspect enjoying field views.

**BEDROOM THREE 10' 5" x 8' 9" (3.18m x 2.67m)**

Radiator, window to front aspect.

**BEDROOM FOUR 9' 9" x 7' 4" (2.97m x 2.24m)**

Radiator, window to rear aspect, built in single wardrobe.

**FAMILY BATHROOM 7' 3" x 5' 11" (2.21m x 1.8m)**

Suite comprising low level WC, vanity wash hand basin with mixer tap, panelled bath with mixer tap and part tiled walls, LVT flooring, radiator, extractor, obscured window to front aspect.

**OUTSIDE**

To the front of the property there is an open front garden with a garden pathway leading to the entrance door, a driveway enabling off road parking for two vehicles, side access gate.

The landscaped rear garden is of west elevation and is enclosed by a wall on one boundary and comprises two patio areas with the remainder of the garden being laid to lawn with established shrub and plant border, outside tap, outside lighting and a pathway leading to :-

**GARAGE/GARDEN OFFICE 14' 10" x 9' 6" (4.52m x 2.9m)**

Occupying two thirds of the original garage a conversion which has been fully insulated and light and power connected. The remainder of the garage has an electric roller door with light and power connected.

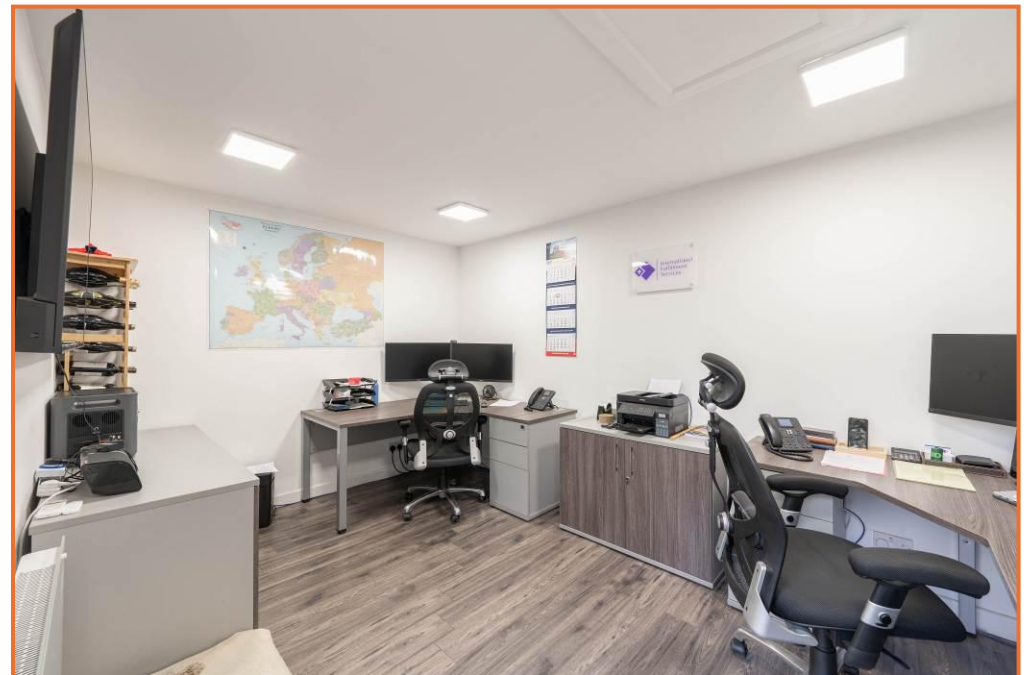
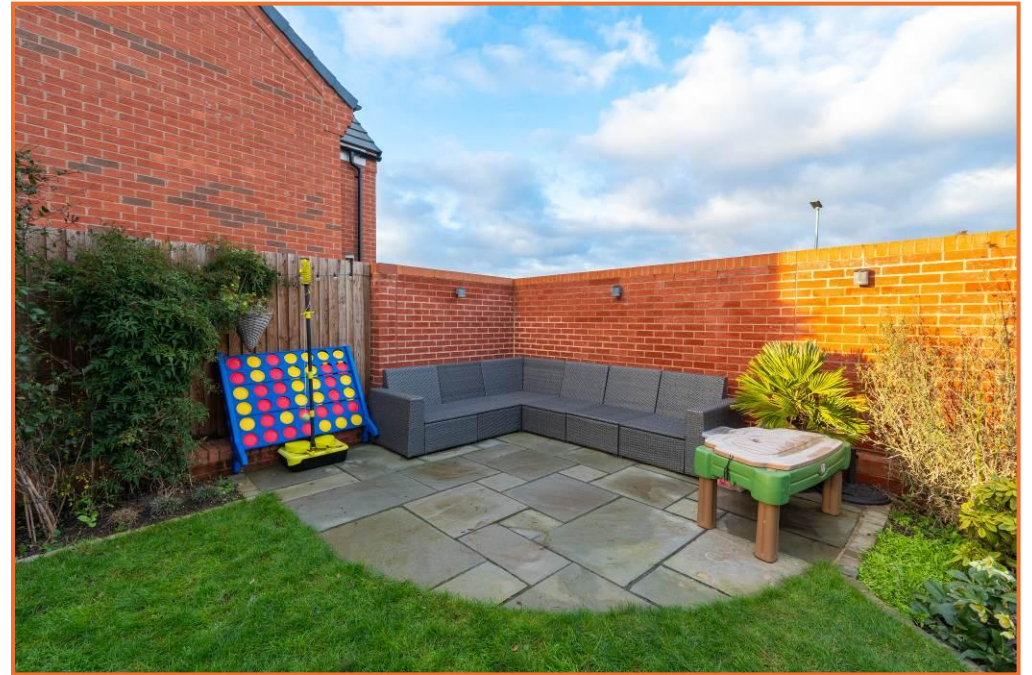
**COUNCIL TAX**

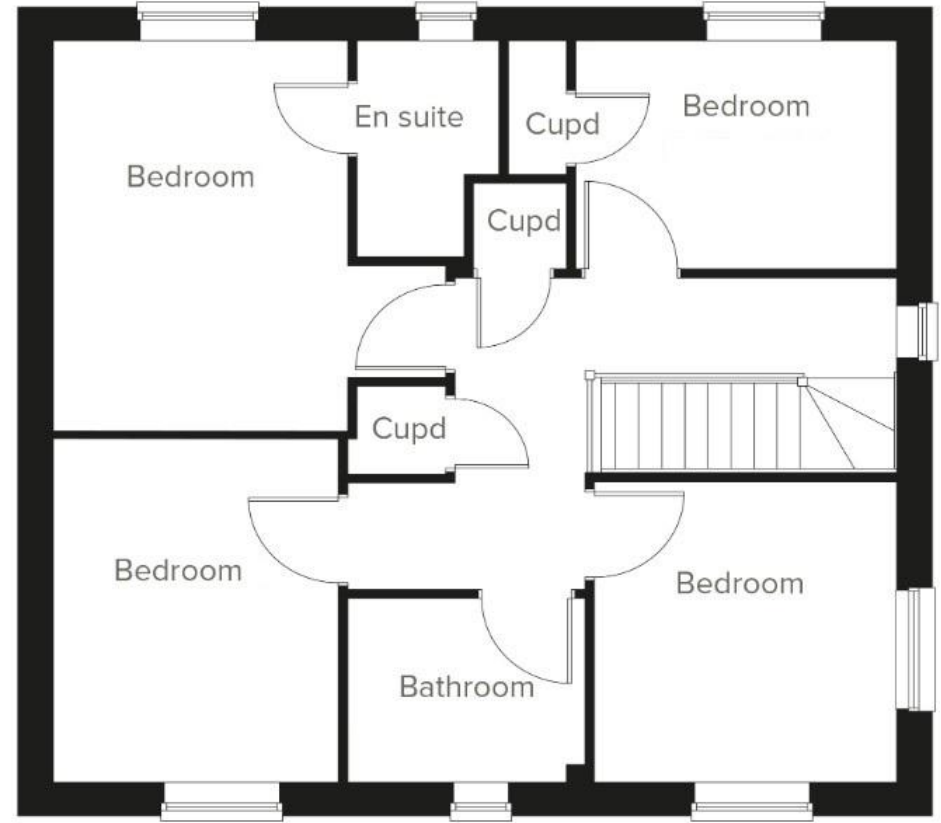
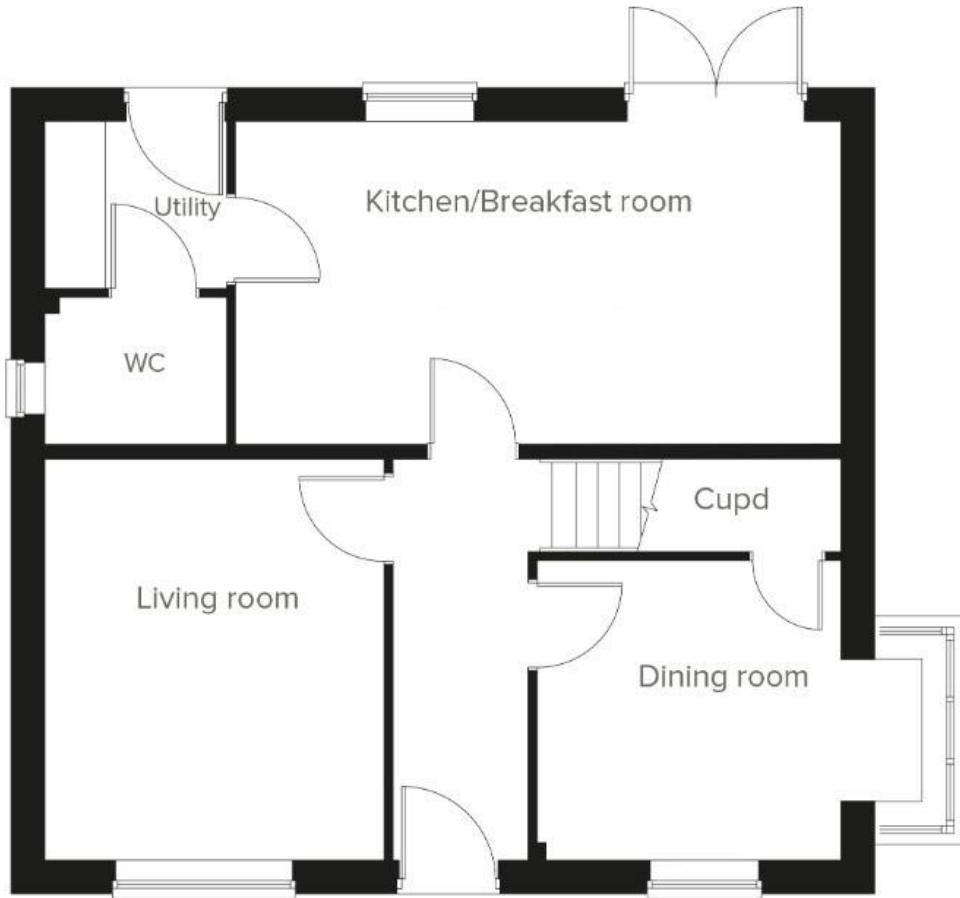
Band 'E'











Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

