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High Road East

Old Felixstowe, IP11 9JW

Guide price £620,000

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Reception Hallway

20' 4" x 5' 10" max (6.2m x 1.78m) (6.10m 1.22m x 1.52m 3.05m max (1.83m.0.61mm x 0.30)

Entry via an original wooden entrance door with leaded glass inner panel, radiator, tiled flooring, recessed LED spotlights, mains connected smoke detector, staircase leading to first floor landing, under stairs storage cupboard, doors leading to :-

Ground Floor Shower Room

8'11" 4'11" x 2'11" 8'0" (2.74m 1.52m x 0.91m 2.44m)

Featuring tiled flooring and comprising white suite of walk in shower cubicle with sliding shower screen and wall mounted shower inset with both hand held and overhead spray, low level WC, wash hand basin with mixer taps and drawer beneath, heated towel rail/radiator, extractor fan, recessed spotlights, leaded glass UPVC double glazed window to side aspect.

Lounge

14' max reducing to 12'10" x 10' 9" (4.27m max reducing to 3.91m x 3.05m 2.74m)

Radiator, recessed fireplace feature with mantle above, leaded glass UPVC double glazed box window to front aspect and UPVC double glazed French doors opening onto rear garden.

Sitting Room / Snug

14' max reducing to 12'10" x 10' 9" (4.27m max reducing to 3.91m x 3.05m 2.74m)

With recessed fireplace feature (disused), radiator, leaded glass UPVC double glazed boxed bay window to front aspect, leaded glass window to rear aspect (not double glazed).

Kitchen / Diner

20'3" plus recess x 16'2" (6.17m plus recess x 4.93m)

Forming the extension to the property a large hand built bespoke Anglian Factors open plan kitchen with central island feature (4'x4') with two double power sockets and six pan drawers beneath, a range of eight further fitted cupboards/units in addition to pull out refuse storage and integrated NEFF dishwasher, 1 1/2 bowl Franke sink unit with mixer taps and adjacent work surface, four ring NEFF gas hob and concealed extractor hood, matching built-in NEFF oven and convection microwave, tiled flooring, recessed LED spotlights, mains connected carbon monoxide detector, two radiators, ample power sockets, space for freestanding fridge / freezer, double glazed windows to each side aspect and also UPVC double glazed French doors with side windows opening onto rear garden and leaded wooden door leading to outside.

Utility Room

9'10" x 7'10" (3.00m x 2.39m)

Fitted comprising a single drainer sink unit with mixer taps and cupboards under, in total a range of five fitted cupboards/eye level units plus drawer, also further built in shelved pantry style unit, wall mounted Vaillant boiler serving domestic hot water supply and central heating, radiator, tiled flooring, plumbing for automatic washing machine, recessed spotlights, leaded glass window to side aspect.

First Floor Landing

14'6" max x 6'0" (4.42m max x 1.85m)

Radiator, mains connected smoke detector, UPVC double glazed bay window, with window seat with storage beneath to front aspect, door leading to :-

Bedroom One

14'0" 0'11" into wardrobe recess reducing to 12'0" (4.27m 0.28m into wardrobe recess reducing to 3.66m)

Radiator, ceiling to floor built in wardrobe space with four door openings concealing both hanging storage space and shelved storage space, curved built in dressing table, leaded glass UPVC double glazed windows to front and rear aspects.

Bedroom Two

14'0" into recess reducing to 12'0" x 12'4" max (4.27m into recess reducing to 3.66m x 3.76m max)

With vanity wash hand basin with drawers beneath set within walled recess bordered by two built in storage cupboards, courtesy lighting, two French style radiators, leaded glass UPVC double glazed windows to front and rear aspects.

Bedroom Three

10'0" 6'11" x 8'0" max (3.05m 2.11m x 2.44m max)

Wash hand basin, radiator, leaded glass UPVC double glazed window to rear aspect.

Bathroom

6'11" 8'0" x 6'0" 10'0" (2.11m 2.44m x 1.83m 3.05m)

Comprising a panelled bath with mixer taps and shower attachment, low level WC, heated towel rail/radiator, leaded glass UPVC double glazed window to rear aspect.

Separate W.C.

5'10" x 3'2" (1.78m x 0.99m)

Fitted with a WC with high level cistern, leaded glass UPVC double glazed window.

Outside

The property stands recessed from Felixstowe's High Road East on a good-sized plot extending to approximately 90' in width x 100' in depth. Off street parking is available to the Eastern aspect via hard standing area enabling off street parking for a large number of vehicles enclosed by willow fencing and hedging and also housing a Victorian style lantern. The main front garden to the property is laid to lawn, has independent pathway leading to front door and is enclosed to the side aspects via hedging and to the front aspect via dwarf brick wall. The majority of the grounds to 16 High Road East are situated to the rear Southerly aspect, are established and exceptionally well maintained, extend to approx. 90' in width x 60' maximum in depth, are laid to lawn, have a variety of established trees, flowers and shrubs and are enclosed by hedging.

Outbuildings

The property has two out buildings consisting of :-

Victorian Style Summer House

10'11" 10'0" max reducing to 9'6" x 6'0" 10'0" (3.35m 3.05m max reducing to 2.90m x 1.83m 3.05m)

With pitched roof, built in storage, leaded glass windows and leaded glass French doors enabling access.

Annexe / Potential Studio

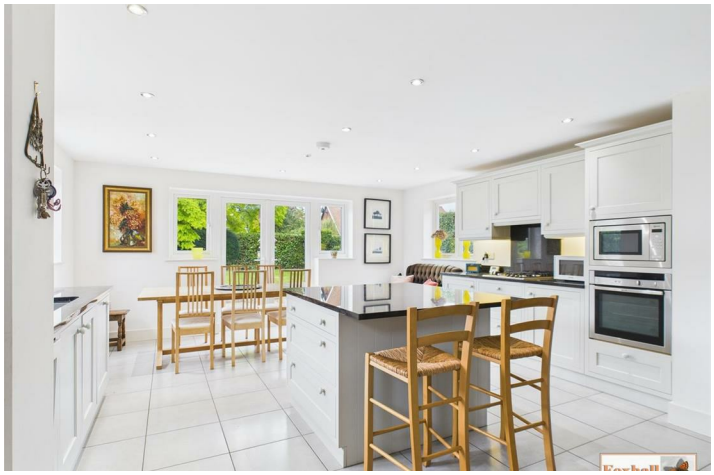
14'0" 4'11" max x 10'0" (4.27m 1.50m max x 3.05m)

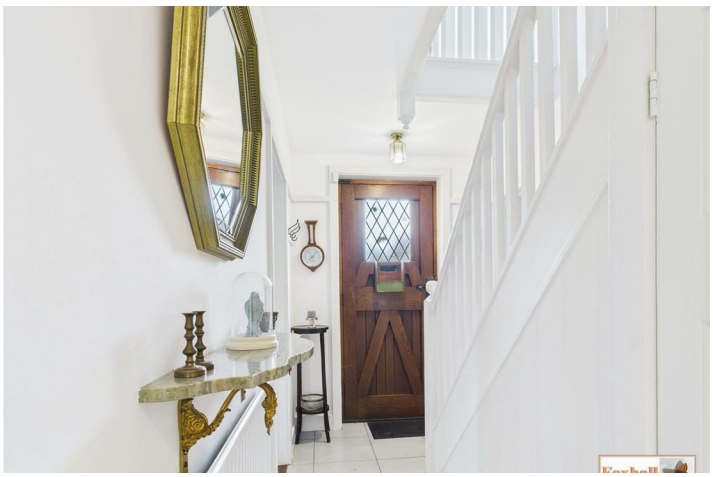
A brick building with wash hand basin, power connected, located adjacent to the main residence and offering the potential for conversion to a home studio, however requiring modernisation and conversion to enable full use as such.

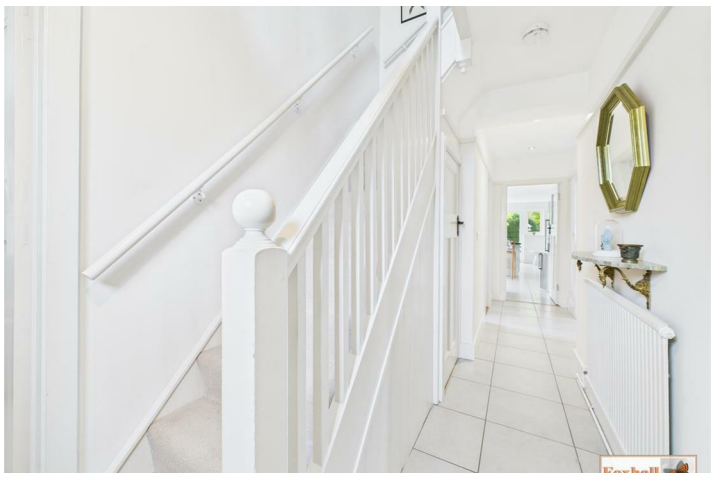
Agents Notes

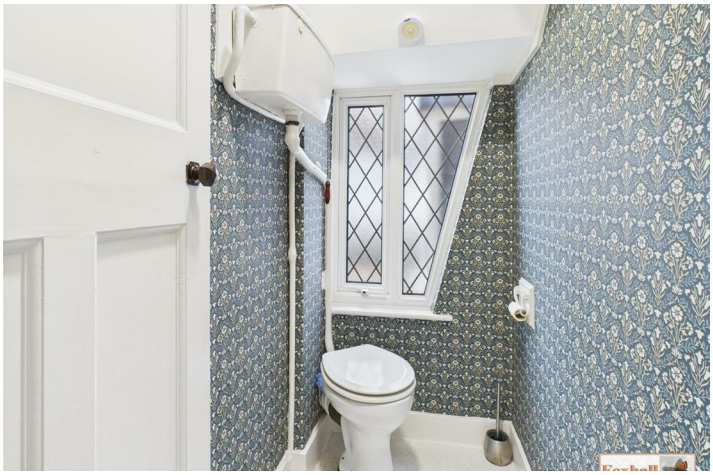
Tenure - Freehold

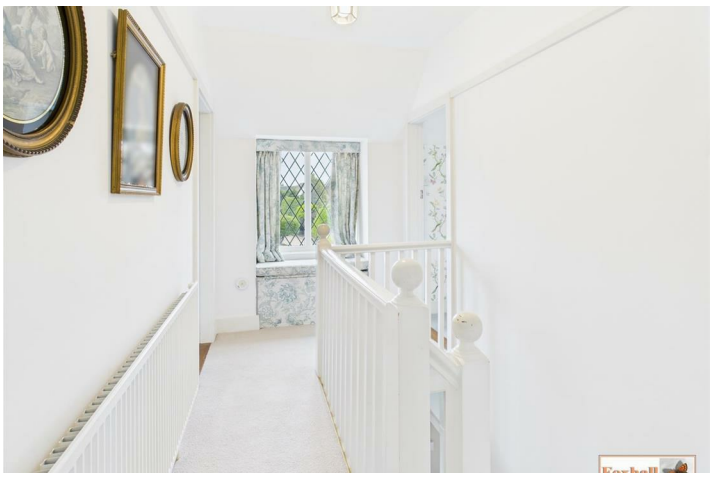
Council Tax Band - E











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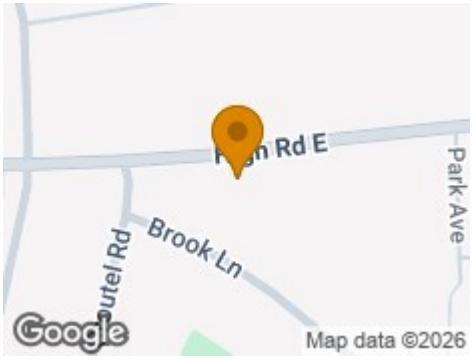
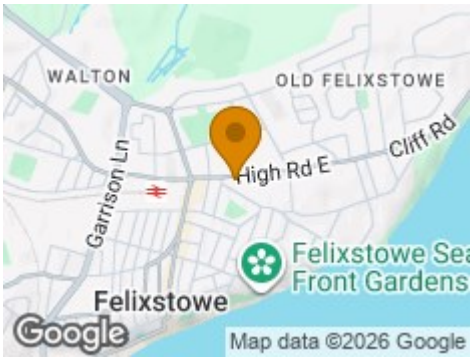
Road Map



Hybrid Map

Terrain Map

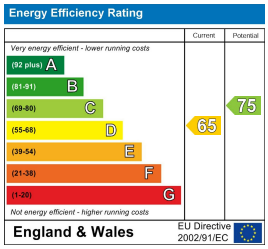


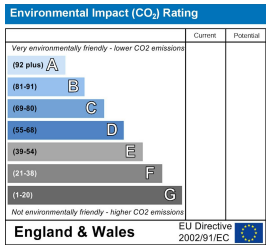
Floor Plan

Viewing

Please contact us on 01473 721133 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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