Flick & Son
Coast and Country







Felixstowe,

Guide Price £750,000

- Immaculate Condition
- Three Double Bedrooms
- Gas Central Heating
- South Facing Rear Garden
- En Suite & Bathroom
- EPC - C
- Double Garage & Driveway
- Close to Beach

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Brinkley Way, Felixstowe

Exceptional Detached Bungalow Close to the Seafront and Old Felixstowe.

3 2 3 C

Council Tax Band: F





Tenure
Freehold

Property Description
Occupying a highly desirable position within the sought-after Old Felixstowe area, this impressive detached bungalow is just a short stroll from the town's attractive seafront and offers over 1,600 sq ft of beautifully maintained and versatile living space.

Designed for comfortable modern living, the property combines spacious accommodation with a charming south-facing garden, generous parking and a substantial double garage, making it an ideal choice for a range of buyers.

The welcoming entrance hall creates an immediate sense of space and provides access to the principal accommodation, with glazed doors offering an attractive outlook towards the rear garden.

At the heart of the home is a spacious dual-aspect sitting room, enjoying views over the garden and direct access to the patio through French doors. A feature fireplace provides a focal point, while the adjoining dining room creates an excellent space for entertaining family and friends.

The well-equipped kitchen/breakfast room is fitted with an attractive range of Shaker-style units and ample work surface space. Integrated appliances include an oven, hob, extractor, washing machine, fridge, freezer and additional fridge, whilst a door to the garden adds everyday convenience.

The bedroom accommodation is equally impressive. The principal bedroom benefits from its own en suite shower room, while two further bedrooms are served by a family bathroom. A separate study provides the perfect environment for home working, hobbies or occasional guest accommodation.

Outside
To the front, the property is set behind an attractive lawn with established planting, creating an appealing first impression. A private driveway provides off-road parking and leads to the double garage, which benefits from power, lighting and houses the modern boiler.

The enclosed rear garden enjoys a sunny south-facing aspect and has been thoughtfully landscaped to create a private outdoor haven. A central lawn is bordered by mature shrubs, trees and colourful planting, while a paved terrace directly behind the property offers the perfect setting for outdoor dining and relaxation.

Services
mains gas, electricity, water and drainage

Location
Old Felixstowe remains one of the town's most desirable residential areas, prized for its coastal charm and easy access to local amenities. The seafront, promenade and attractive beach are all within easy reach, while Felixstowe town centre offers a wide selection of shops, cafés, restaurants and leisure facilities.

Excellent transport links include easy access to the A12 and A14, together with rail services connecting to Ipswich, Cambridge, Norwich and London Liverpool Street. The town is also renowned for its sailing, golf, tennis and other recreational facilities, making it a popular destination for those seeking an active coastal lifestyle.

Outgoings
Council Tax Band Currently F

AML
Under current legislation, estate agents are required to verify buyers' identities and establish the source of funding for all transactions. Upon acceptance of your offer and before we instruct solicitors to proceed with your purchase, we will carry out the necessary checks for which you will be charged £30 inclusive of VAT per applicant

Viewing
Please contact Flick & Son, 134 High Street, Aldeburgh, IP15 5AQ for an appointment to view.
Email: aldeburgh@flickandson.co.uk
Tel: 01728 452469

Fixtures & Fittings
No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.









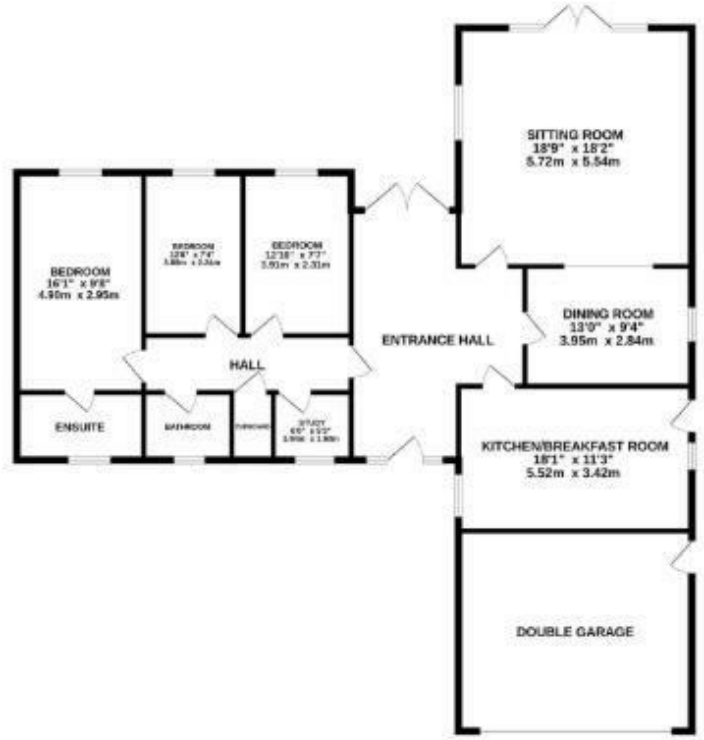


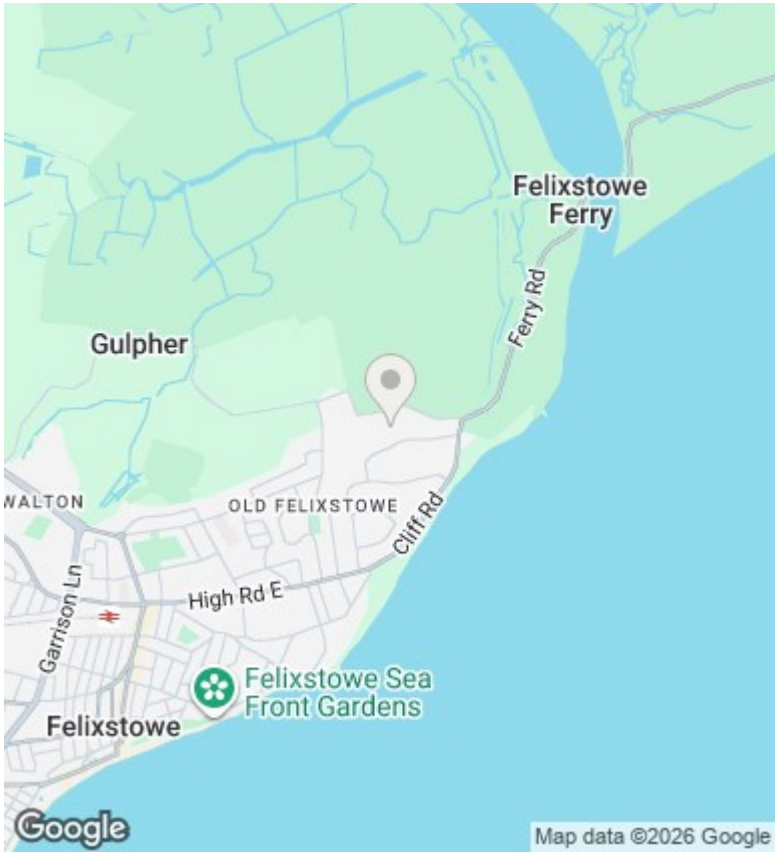










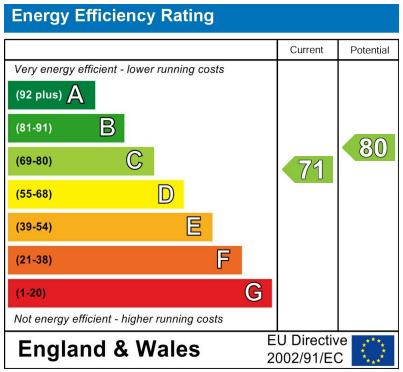


Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal or Juno Property Lawyers Ltd for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £299 for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal, £250 fee for Juno Property Lawyers Ltd and £50 referral fee for MS Surveys.

Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.



Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com

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