



17 Montague Road, Felixstowe, IP11 7HF

£557,500 FREEHOLD

Located within close proximity to Felixstowe town centre and seafront is this rarely available bay fronted elegant five bedroom semi-detached Victorian home.

In addition to the five bedrooms the property benefits from off road parking, a well presented private rear garden, two reception rooms, a modern kitchen and a modern bathroom.

The accommodation in brief comprises entrance hall with access to a cellar, lounge, dining room, kitchen/breakfast room, utility room, cloakroom. On the first floor there are three bedrooms, a family bathroom and separate cloakroom. On the second floor are two further bedrooms and a shower room. Heating is supplied in the form of gas fired central heating to radiators with an additional wood burner in the lounge and windows are of double glazed construction.

Montague Road is an established residential location close to Felixstowe's main town centre but equally within close proximity to Felixstowe's seafront.

An internal inspection is advised to fully appreciate the accommodation on offer.

ENTRANCE DOOR

Opening into :-

ENTRANCE HALL 20' 4" x 5' 10" (6.2m x 1.78m)

Karndean flooring, radiator, stairs leading upto the first floor, door with steps leading down to the cellar, and further doors to :-

LOUNGE 14' 11" into the bay x 13' 10" (4.55m x 4.22m)

Bay window to front aspect, radiator, TV point, picture rails and wood burner stove.

DINING ROOM 13' 10" x 11' 9" (4.22m x 3.58m)

Picture rails, radiator, French doors opening out into the rear garden.

KITCHEN/BREAKFAST ROOM 18' 4" x 10' 10" (5.59m x 3.3m)

Modern re-fitted kitchen comprising solid wood fitted worktop with matching upstand, shaker style units above, and shaker style units and drawers below. Ceramic one and a half bowl sink unit with mixer tap and single drainer, integrated appliances incorporating a dishwasher and fridge, AEG eye level self cleaning oven with AEG matching microwave/combi above, AEG five ring gas hob with extractor above, spotlights, two windows to the side aspect, radiator, Karndean flooring and a door opening into :-

UTILITY ROOM

Matching solid wood fitted worktops and upstand, shaker style units below, stainless steel sink unit with mixer tap and single drainer, space and plumbing available for a washing machine, space for an American style freestanding fridge/freezer, radiator, Karndean flooring, window to side aspect, door to outside and door to :-

CLOAKROOM

Suite comprising low level WC. Karndean flooring, radiator, extractor, obscured window to the rear aspect.

FIRST FLOOR LANDING

Radiator, large storage cupboard, stairs leading upto the second floor, access to the loft space and doors to :-

BEDROOM 1 12' 10" x 11' 10" (3.91m x 3.61m)

Two radiators, windows to both front and side aspect, picture rails.

BEDROOM 2 13' 10" x 11' 9" (4.22m x 3.58m)

Radiator, picture rail, window to the rear aspect.

BEDROOM 3 8' 3" x 6' 9" (2.51m x 2.06m)

Radiator, window to front aspect.

FAMILY BATHROOM 10' 9" x 10' 3" (3.28m x 3.12m)

Modern spacious re-fitted suite comprising low level WC, vanity hand wash basin with mixer tap, storage cupboards underneath, panel bath with mixer tap, shower head attachment and tiled surround, separate shower cubicle with electric shower over, Karndean flooring, radiator, spotlights, extractor, obscured window to the side aspect.

CLOAKROOM

Low level WC. Karndean flooring, radiator, obscured window to the side aspect.

UPSTAIRS - SECOND FLOOR LANDING Eaves storage cupboard, access to loft space and doors to :-

BEDROOM 4 12' 10" x 11' 10" (3.91m x 3.61m)

Radiator, window to front aspect offering distant sea views.

BEDROOM 5 12' 10" x 9' 8" (3.91m x 2.95m)

Radiator, window to side aspect, access to eaves storage.

SHOWER ROOM 7' x 6' 11" (2.13m x 2.11m)

Modern refitted suite comprising low level WC, hand wash basin with mixer tap, shower cubicle with electric shower over, heated towel rail, Karndean flooring, window to front aspect offering distant sea views.

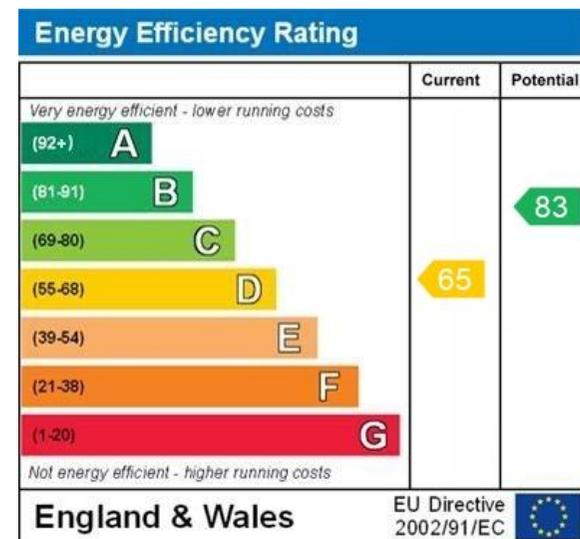
OUTSIDE

To the front of the property there is a shingled driveway offering off road parking. The rest of the front garden is low maintenance, mainly shingled with a wrought iron fencing to the front boundary, tiled pathway leading to the entrance door.

The rear garden is delightful and landscaped, comprising of three separate patio areas, further lawn areas with established shrub and plant borders, enclosed by fencing, garden path leading to side access gate, outside tap, outside lighting, large workshop with light and power connected.

COUNCIL TAX

Band 'D'



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