



5 Hintlesham Drive, Felixstowe, IP11 2YL

£320,000 FREEHOLD

Located on the popular Orwell Green development close to local amenities is this beautifully presented and extended three bedroom detached family home.

In addition to the three bedrooms the property benefits from ample off road parking, two reception rooms and a south west facing rear garden.

Further benefits include a part garage conversion creating a utility room and cloakroom, modern kitchen and a modern bathroom.

The accommodation in brief comprises entrance hall, kitchen, utility room, cloakroom, dining room, lounge, upstairs are three bedrooms and a family bathroom. Heating is supplied in the form of gas fired central heating to radiators and windows are of double glazed construction.

The property is conveniently located within close proximity to a major supermarket, doctor's surgery and a pharmacy with links to the A14 also nearby.

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

ENTRANCE DOOR

Opening into :-

ENTRANCE HALLWAY 9' 9" x 2' 11" (2.97m x 0.89m)

Radiator, laminate flooring and doors to :-

KITCHEN 10' 10" x 5' 8" (3.3m x 1.73m)

Modern re-fitted kitchen comprising Quartz fitted worktop with a tiled splashback, white high gloss handleless storage units above and matching storage units and drawers below, inset stainless steel sink unit with mixer tap and single drainer, integrated appliances such as a fridge/freezer, AEG oven with matching microwave and AEG four ring induction hob with extractor above, space and plumbing available for a dishwasher, larder style cupboard, radiator, tiled flooring, window to front aspect and door to outside.

UTILITY ROOM 7' 6" x 4' 9" (2.29m x 1.45m)

Forming part of the garage conversion, fitted worktops with a stainless steel sink unit with hose style mixer tap, tiled splashback, fitted storage units above and matching units below, space and plumbing available for both a washing machine and a tumble dryer, door into the garage, further door to :-

CLOAKROOM 3' 11" x 2' 9" (1.19m x 0.84m)

Modern suite comprising WC with hidden cistern, wash hand basin with mixer tap and storage cupboard below, heated towel rail, extractor,

DINING ROOM 17' 8" x 13' 5" (5.38m x 4.09m)

Stairs leading up to the first floor, radiator, archway opening into :-

LOUNGE 17' 10" x 11' 3" (5.44m x 3.43m)

Forming part of the extension, radiator, TV point, windows and patio doors opening into the rear garden.

FIRST FLOOR LANDING

Access to the loft space, airing cupboard housing combi-boiler and doors to :-

BEDROOM ONE 13' 1" x 8' 5" (3.99m x 2.57m)

Radiator, window to rear aspect, fitted wardrobes.

BEDROOM TWO 11' 8" x 8' 1" (3.56m x 2.46m)

Radiator, window to front aspect.

BEDROOM THREE 9' x 8' 10" (2.74m x 2.69m)

Radiator, and window to rear aspect.

FAMILY BATHROOM 8' x 5' 7" (2.44m x 1.7m)

Suite comprising low level WC, vanity wash hand basin with mixer tap and storage cupboard below, panel bath with mixer tap and shower over, part tiled walls, heated towel rail, extractor, obscured window to the front aspect.

OUTSIDE

To the front of the property it has been fully block paved to create ample off road parking, outside lighting, EV charging point and side access gate.

The rear garden is of south westerly aspect and upon entering from the lounge comprises a patio area with steps leading down to the remainder of the garden which is laid to lawn with established shrub and plant border, further decking area, a feature garden pond, outside tap and lighting.

GARAGE

Electric roller door, light and power connected.

COUNCIL TAX

Band 'C'

EPC TO FOLLOW HERE







FLOOR PLAN TO FOLLOW HERE