



Ferry Road | | Felixstowe | IP11 9LN

Offers In The Region Of £550,000

NICHOLAS
— ESTATES —

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A very well presented three bedroom detached chalet style property situated on Ferry Road, conveniently situated for access to Brackenbury Cliffs, Felixstowe Golf Club and within 1.5 miles of the Town Centre.

- Detached Chalet
- Two Reception Rooms
- Double Garage
- Three Bedrooms
- Kitchen/Breakfast Room

Entrance Porch

Front aspect double glazed door, two front aspect double glazed windows, carpet and radiator, door to;

Hall

Radiator, carpet, stairs to 1st floor, doors to;

Master Bedroom

17'2 x 8'9 (5.23m x 2.67m)

Front aspect double bay window, two radiators, fitted wardrobes, carpet and door to;

En-Suite

Side aspect double glazed window, heated towel rail, vinyl flooring, tiled walls, corner spa bath with shower over and tiled surround, bathroom corner storage unit, vanity unit with wash basin and extractor fan.



A very well presented three/four bedroom detached chalet style property situated on Ferry Road, conveniently situated for access to Brackenbury Cliffs, Felixstowe Golf Club and within 1.5 miles of the Town Centre. The accommodation comprises, entrance



Cloakroom

Dual flush w/c, hand wash basin, radiator, vinyl flooring, extractor fan and tiled walls.

Dining Room

17'4 x 10'9 (5.28m x 3.28m)

Front aspect double glazed window, side aspect double glazed bay window, three radiators and carpet.

Lounge

20'6 x 13'0 (6.25m x 3.96m)

Side aspect double glazed bay window, rear aspect double glazed double doors, carpet and three radiators.

Kitchen/Breakfast Room

13'0 x 11'5 (3.96m x 3.48m)

Side aspect double glazed door, side & rear aspect double glazed windows, integral dish washer, radiator, vinyl flooring, Quartz work surface with 1.5 bowl sink & drainer and Quooker multi-functional tap, wall and base mounted units, work surface with breakfast bar, 5 ring gas hob, eye level double oven including self clean fan oven and combination steam oven, and recessed spot lights. Door to;

Utility

5'0 x 4'9 (1.52m x 1.45m)

Side aspect double glazed window, tiled floor, space for washing machine & tumble dryer, work surface with corner stainless steel sink & drainer, radiator and wall & base mounted units.

Landing

Carpet, loft access and doors to;

Bedroom 2

12'3 x 12'0 (3.73m x 3.66m)

Side aspect double glazed window, and double glazed door, carpet, radiator and eves storage.

Bedroom 3

12'3 x 11'5 (3.73m x 3.48m)

Side aspect double glazed window, radiator, carpet and eves storage.

Shower Room

Dual flush w/c, hand wash basin, heated towel rail, shower cubicle with Aquaboarding, vinyl flooring, recessed spot lights and extractor fan.

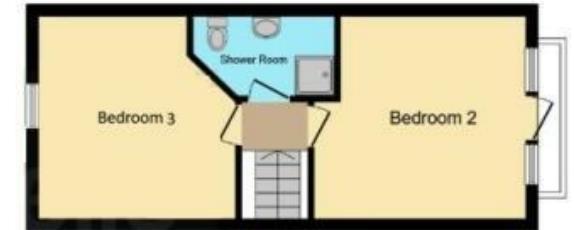
External W/C

Side aspect double glazed window, tiled walls and low level flush w/c.

Double Garage

20'0 x 16'9 (6.10m x 5.11m)

Electric roller door, power, light, side aspect double glazed door and double glazed window.



Council Tax Band D

EPC Rating D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

173 Hamilton Road

Felixstowe

Suffolk

IP11 7DR

01394 282828

felixstowe@yourhome.co.uk