

78 Ferry Road, Felixstowe, IP11 9LU



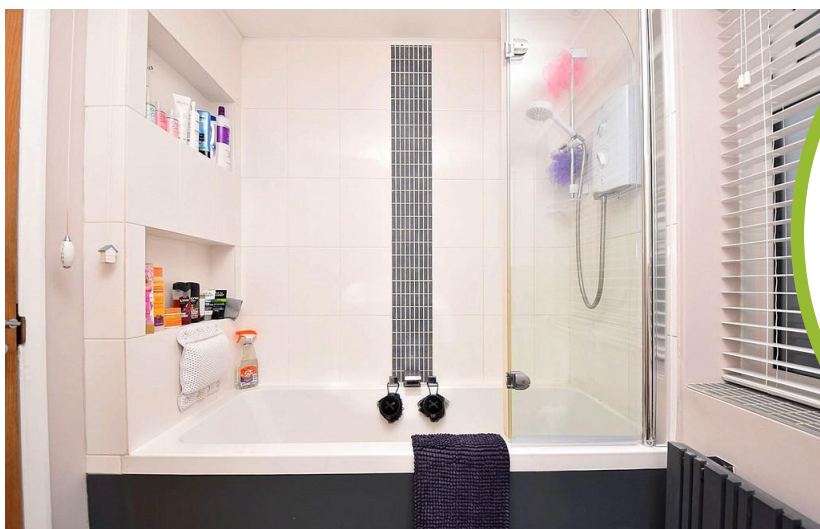
Freehold

Guide Price

£350,000

Subject to contract

3 bedrooms
1 reception room
1 bathroom



Viewing is highly recommended on this extended three bedroom family home in a highly sought after location within Old Felixstowe.

Some details

General information

Viewing is highly recommended on this extended three bedroom family home in a highly sought after location within Old Felixstowe. The kitchen/diner has been extended to the rear to create a stunning family space with a snug area. The garage has been partly converted to offer a cloakroom/utility whilst keeping the essential storage area to the front. The house benefits from a driveway providing off road parking.

Upon entering the property through the hallway there are stairs rising to the first floor with an under stairs cupboard. From the hall, there is access to the sitting room and open plan kitchen. The well proportioned sitting room is located at the front of the property. The extended kitchen/ dining room enjoys views and gives access to the rear garden. The stunning kitchen area has storage provided by matching wall and base units with built in appliances including a Neff ceramic hob, extractor hood and double oven, a Neff microwave/ oven, dishwasher and fridge. Additionally, there is space for a fridge/freezer. The snug/family area has access into the utility/ cloakroom, where there is a WC, wash hand basin and space/ plumbing for a washing machine.

The landing features an obscure glass double glazed window to side aspect and there is access to the three bedrooms and family bathroom. Bedrooms one and three are located at the front of the property with bedroom two at the rear. The family bathroom comprises of a three piece suite including a WC, wash hand basin and bath with shower over.

Entrance hall

Sitting room

12' 6" x 11' 3" (3.81m x 3.43m)

Open plan kitchen area

29' 6 (max)" x 15' 2 reducing to 8ft x 8" (8.99m x 4.62m)

Utility/cloakroom

Landing

Bedroom one

14' 3 (max) reducing to 10ft 6" x 11' 5" (4.34m x 3.48m)

Bedroom two

14' 2 (max) reducing to 11ft 6" x 9' 4" (4.32m x 2.84m)

Bedroom three

9' 5 (max)" x 7' 3 (max)" (2.87m x 2.21m)

Bathroom

8' 4" x 5' 6" (2.54m x 1.68m)

Outside

The property has a garden to the front, along with a driveway providing off road parking. The garage door leads to a converted storage area with power and lighting. Side access leads to the private rear garden, which is enclosed with a decking area and laid with artificial grass.

Location

Felixstowe, which lies on the east coast well known for Aldeburgh and Southwold, is fast becoming the next sought-after coastal location with easy access to the A12 commuter links. It is close to the popular Felixstowe Ferry Golf Club and Sailing Club and has fantastic coastal walks. The property is located approximately one mile from the main town centre and thoroughfare where you will find great shopping facilities, along with restaurants, wine bars and coffee shops together with the train station that offers a great service to London Liverpool Street, via Ipswich

Important information

We understand that mains gas, electricity, water and drainage are connected to the property.

Tenure - Freehold

Council Tax Band - C

EPC Rating: C

Directions

Follow Colneis Road from the roundabout down to where it joins Ferry Road, take a left hand turn and the property is situated on the right hand side before the Laureate Fields development.

Further information

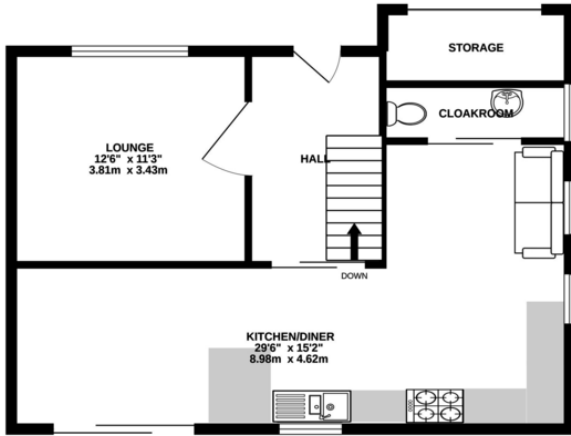
If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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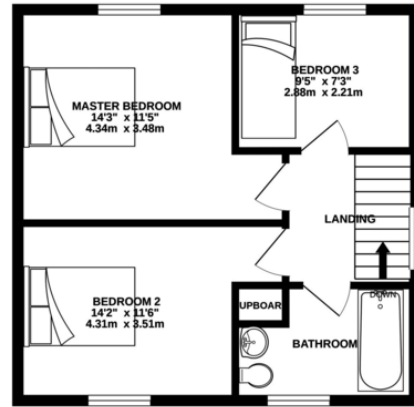
Viewing

To make an appointment to view this property please call us on 01394 548700.

GROUND FLOOR
608 sq.ft. (56.5 sq.m.) approx.



1ST FLOOR
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA: 1039 sq.ft. (96.5 sq.m.) approx.

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To find out more or book a viewing

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