

10 Goyfield Avenue, Felixstowe, IP11 7RX



Freehold

Guide Price

£550,000

Subject to contract

4 bedrooms
Open plan kitchen-dining-family
room



Some details

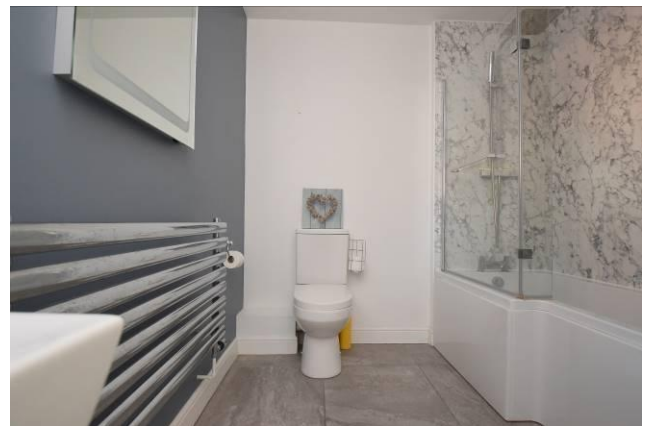
General information

A beautifully presented four-bedroom family home situated in this sought-after established residential location offering easy access to the main shopping facilities.

The entrance door leads into a good sized light entrance hall which has access to all rooms. The sitting room, which overlooks the front of the property, is a double aspect room with a large bay window to the front and has a bio-fuel focal log burning stove.

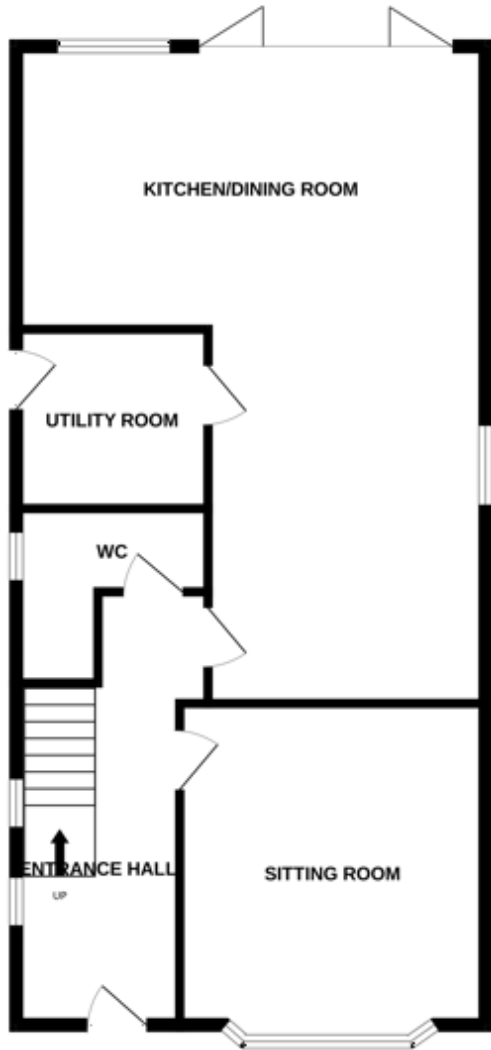
The kitchen/dining/family room is a fantastic entertaining space with plenty of light lots of which comes from the bi-fold doors leading to the rear garden. The kitchen area is fitted with light grey matching wall and base units and a matching island with wine storage. There is an integrated electric oven with five-ring gas hob with extractor over, space and plumbing available for a dishwasher and further space for an American-style fridge/freezer. There is access into the utility room which has matching units, a sink, space for washing machine and tumble dryer and access to the garden.

The first floor accommodation consists of four bedrooms, en-suite and a family bathroom. The main bedroom has French doors with a Juliet balcony which overlooks the rear garden. The en-suite comprises a WC, vanity wash basin with waterfall-style mixer tap and storage drawers underneath, corner shower and underfloor heating. The family bathroom has stylish suite of WC, vanity wash hand basin with waterfall-style mixer tap, an L-shaped bath with a rainforest-style shower above.

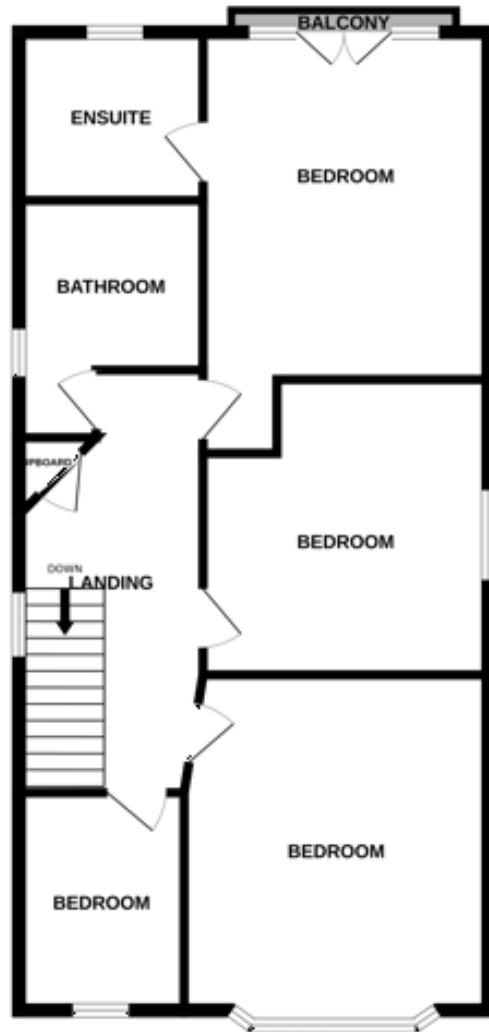


A beautifully presented family home situated in this sought-after established residential location offering easy access to the main shopping facilities.

GROUND FLOOR



1ST FLOOR





Entrance hall

Sitting room

13' 5" x 12' 9" (4.09m x 3.89m)

Kitchen/dining/family room

27' 5" x 19' 7" (8.36m x 5.97m) L-shaped

Utility room

8' 3" x 7' 5" (2.51m x 2.26m)

WC

Landing

Bedroom one

13' 8" x 11' 11" (4.17m x 3.63m)

Ensuite

Bedroom two

14' x 12' 3" (4.27m x 3.73m)

Bedroom three

12' 5" x 11' 8" (3.78m x 3.56m)

Bedroom four

9' x 7' 1" (2.74m x 2.16m)

Bathroom



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Particulars for 10 Goyfield Avenue, Felixstowe, IP11 7RX

Outside

To the front of the property there is a block-paved driveway which leads to double gates which open to further block-paving leading to the garage to the rear of the garden. The remainder of the front garden is mainly laid to lawn, has brick wall boundaries and a pathway to the front door.

The rear garden is a fantastic L-shaped easterly facing garden, has a great sized decking area, outside lighting and power sockets. The majority of the garden is mainly laid to lawn with a variety of established shrubs and plant borders with fencing to the boundaries.

Location

Goyfield Avenue is situated in a popular residential location within Felixstowe. It offers easy access into the town centre and has close by. There is also easy access to the A14 and the major shopping facilities including Morrisons Supermarket. Also close by are a doctors, pharmacy and Felixstowe beach is also within easy reach.

Important information

Council Tax Band - D

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

Tenure - Freehold

EPC rating - D

Our ref - PJR/RJH

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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Directions

From our Felixstowe office head towards the town following Crescent Road. At the T-junction with Garrison Lane take a left turn and then the next right turn into Mill Lane, then the second right onto Goyfield Avenue where the property will be found.

To find out more or book a viewing

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