



3 Bacon Lodge | Bacton Road | Felixstowe | IP11 7PZ

Guide Price: £420,000

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3 Bacton Lodge, Bacton Road, Felixstowe, Suffolk, IP11 7PZ

“A superbly presented & spacious four-bedroom townhouse situated within easy reach of the seafront offering attractively designed gardens, off-road parking & detached home office.”

Description

A striking and immaculately presented four-bedroom townhouse situated in a 'tucked away,' enviable location just a stone's throw from Felixstowe beach.

Notable benefits include accommodation extending to approximately 1,500 square feet, gas fired central heating, off-road parking and detached outbuilding ideal for a variety of uses, currently used as a home office.

About the Area

Felixstowe is a charming Edwardian seaside town nestled between the Rivers Orwell and Deben. There is an excellent range of shopping, educational and recreational facilities along with a branch line rail service running to Ipswich (twelve miles) where there is a mainline link to London's Liverpool Street Station with a journey time of approximately sixty-five minutes.

The A14 provides access to Cambridge and the Midlands as well as giving access to London via the A12.

The accommodation in more detail comprises:

Front door to:

Entrance Porch

Cloak hanging space, frosted window to front aspect and door to:

Entrance Hall

Stairs rising to the first floor, spot-lights, and a series of doors to:

Cloakroom

White suite comprising w.c, hand wash basin with tiled splash back, tiled flooring, frosted window to side aspect and extractor fan.

Kitchen Approx 12'8 x 11' (3.9m x 3.4m)

Fitted with a matching range of wall and base units with worktops over and inset with sink and chrome mixer tap, integrated appliances include double oven with seven ring gas hob and extractor over, dishwasher and fridge/freezer, space for washing machine, gas fired boiler, two windows to front aspect, spot-lights, and tiled flooring.

Dining Room Approx 17'7 x 7'3 (5.4m x 2.2m)

Light and airy space with bi-folding doors to the rear opening onto the terrace, sky-light, spot-lights, and wood effect flooring. Opening to:

Sitting Room Approx 17'7 x 12'8 (5.4m x 3.9m)

Wood effect flooring, door to under stair storage cupboard and bi-folding doors opening to the rear terrace.

First Floor Landing

Window to side aspect, stairs to second floor and doors to:

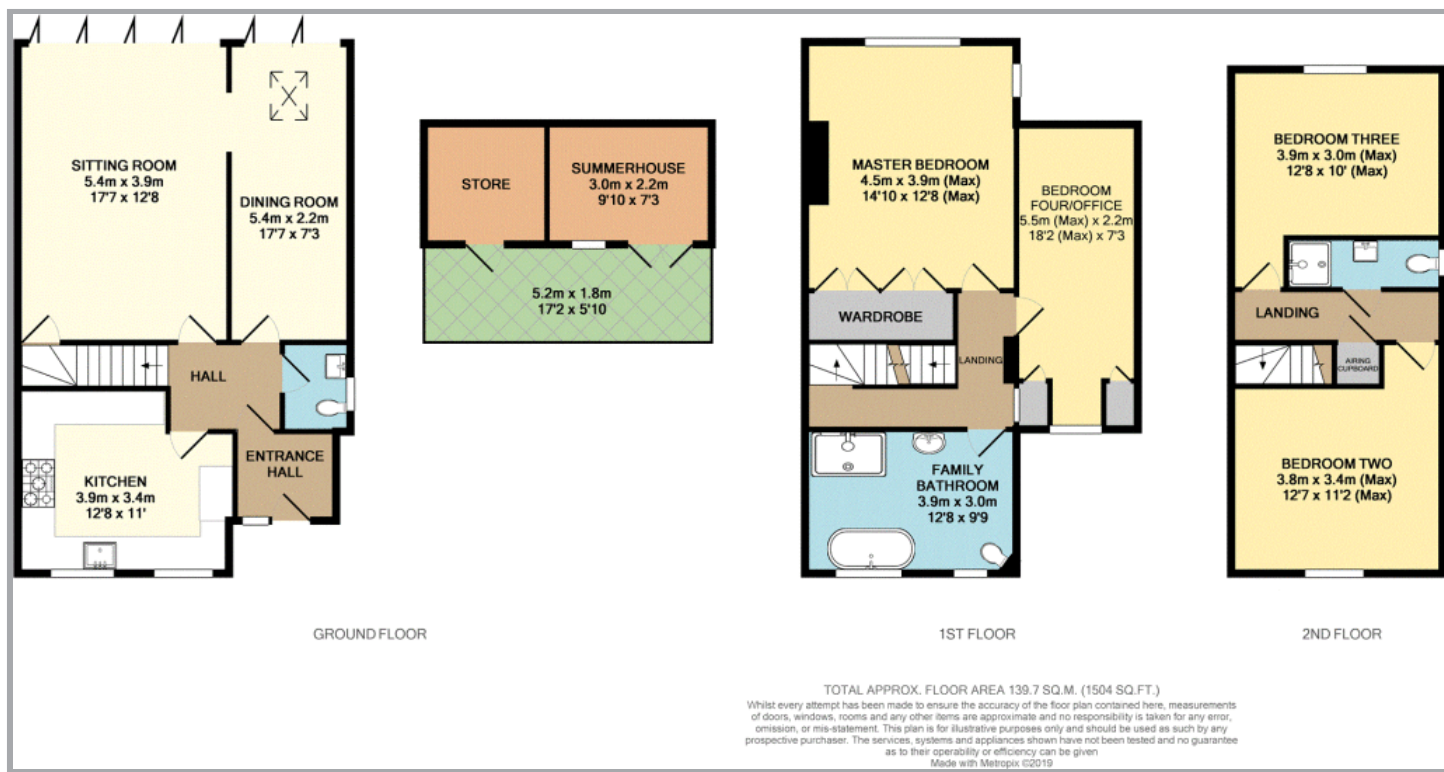
Master Bedroom Approx 14'10 x 12'8 max (4.5m x 3.9m max)

Double room with built-in wardrobes and double aspect windows to the rear and side.

Dressing Room/Bedroom Four Approx 18'2 max x 7'3 (5.5m max x 2.2m)

Currently used as a dressing room with built-in shelving and hanging space, window to front aspect and under eaves storage. Equally suitable as a bedroom.





Family Bathroom

White suite comprising w.c, hand wash basin, panelled bath, corner shower cubicle, two heated towel rails, two frosted windows to front aspect, tiled flooring, and spot-lights.

Second Floor Landing

Access to loft, door to airing cupboard housing the hot water cylinder and doors to:

Bedroom Two Approx 12'7 x 11'2 max (3.8m x 3.4m)

(Note – restricted head height)
Double room with window to front aspect.

Bedroom Three Approx 12'8 x 10' max (3.9m x 3.0m max)

(Note – restricted head height)
Double room with window to rear aspect.

Shower Room

White suite comprising w.c, hand wash basin with storage cupboard under, tiled splash backs, mirror fronted cabinet, tiled shower cubicle, frosted window to side aspect, tiled flooring and extractor fan.

Outside

The property is set back from the road on a lesser travelled street in an enviable part of town and is accessed over a private drive providing off-road parking for approximately two vehicles.

To the rear are predominantly lawned well-maintained gardens with a terrace abutting the rear of the property. Also within the garden is a timber storage shed and a detached outbuilding with power and light connected. This is currently used as a home office, yet suitable for a variety of uses. Abutting the outbuilding is a further sun terrace and the boundaries are predominately defined by panel fencing.

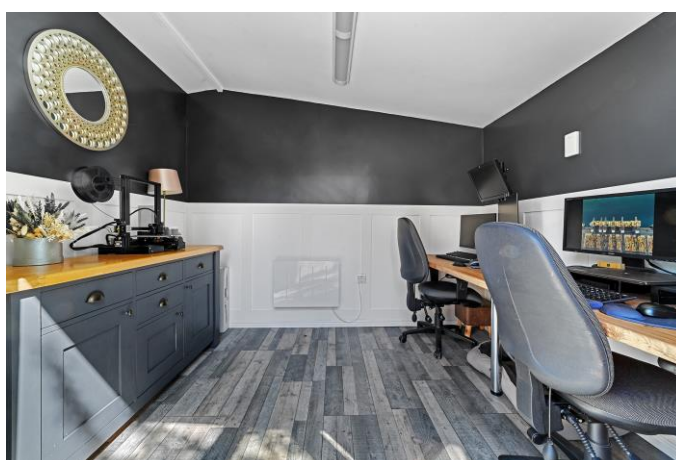
Service

Mains water, drainage, electricity, and gas.

Local Authority

East Suffolk Council

Council Tax Band - D





Energy performance certificate (EPC)

3 Bacton Lodge Bacton Road FELIXSTOWE IP11 7PZ	Energy rating C	Valid until: 1 April 2026 Certificate number: 0398-5089-7244-4636-6994
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Property type End-terrace house

Total floor area 145 square metres

Rules on letting this property

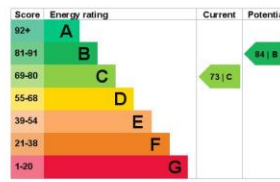
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/landlords-on-the-regulations-and-exemptions) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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