



Connells

Lidgate Court
FELIXSTOWE



Property Description

A Three Bedroom Detached Family Home Conveniently located for the Felixstowe seafront and local shopping facilities and a range of other amenities. The property also comes onto the market with many benefits including being offered with no onward chain and further boasts three bedrooms, lounge/diner, kitchen, family bathroom, front and rear and garden, garage and off road parking.

The port of felixstowe is easily assessable and is one of the largest employers in the surrounding area. The Port of Felixstowe is the United Kingdom's largest container port. The nearest railway station is Trimley, approximately 0.9 miles away. The A14 which is easily assessable from Felixstowe gives good road links onto the A12 which then gives access to other surrounding areas such as Woodbridge and Ipswich.

Entrance Hall

Accessed via upvc double glazed entrance door, stairs rising to the first floor, storage cupboard under, radiator, wood effect vinyl flooring and doors giving access to:

Lounge/Dining Area

19' 10" max x 11' 7" max (6.05m max x 3.53m max)

Upvc double glazed windows to front and rear, carpet, radiator, textured and coved ceiling, feature fireplace and door giving access to:

Kitchen

11' 7" max x 9' 1" (3.53m max x 2.77m)

Upvc double glazed window to rear, upvc double glazed door giving access to the rear garden, space for cooker with stainless steel splash backs and extractor hood over, space for fridge freezer, space and plumbing for washing machine, single drainage stainless steel sink with mixer tap inset in a roll edge

work surface with grey gloss cupboards and drawers under and matching above, wood effect vinyl floor, coved and textured ceiling and radiator.

First Floor Landing

Storage cupboard, carpet, and doors giving access to:

Bedroom One

11' 3" x 8' 6" (3.43m x 2.59m)

Upvc double glazed window to rear, coved and textured ceiling, radiator, wood effect flooring and built in wardrobe.

Bedroom Two

11' 1" x 8' 2" (3.38m x 2.49m)

Upvc double glazed window to front, carpet, radiator and coved and textured ceiling.

Bedroom Three

8' 1" x 6' 1" (2.46m x 1.85m)

Upvc double glazed window to front, carpet, storage cupboard, radiator, coved and textured ceiling.

Family Bathroom

Upvc double glazed window to rear, shaped and panel bath with mixer tap and shower attachment, radiator, pedestal wash hand basin, wood effect vinyl flooring, low level w/c and part tiled walls.

Outside

To the front of the property there is a drive providing off road parking for several vehicles leading to the garage,

with the remainder being laid to lawn and mature trees and shrubs.

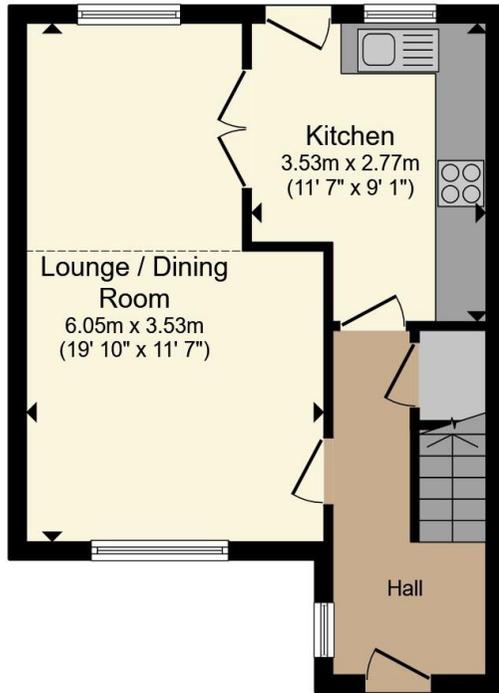
The rear garden has a paved patio with the remainder being laid to lawn with mature trees and shrubs, there is a outside tap and the garden also extends to the side.

Garage

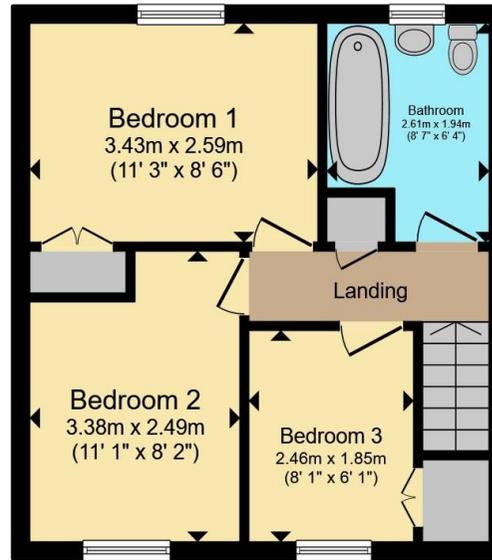
16' 10" x 8' 3" (5.13m x 2.51m)

The garage has an up and over door, power and light and wall mounted boiler.





Ground Floor



First Floor

Total floor area 70.3 m² (756 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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EPC Rating: D Council Tax
 Band: C

view this property online connells.co.uk/Property/ICH312657

Tenure: Freehold



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