



9 Thornley Road, Felixstowe IP11 7LA

£685,000 Freehold

Viewing is highly recommended for this substantial and individual designed residence situated in one of Felixstowe's most favoured residential locations, close to the sea front and promenade at Cobbolds Point.

This superior residence offers spacious and well proportioned accommodation throughout and has the added attraction of a master bedroom suite with en-suite bathroom and dressing room.

The accommodation comprises reception hall, cloakroom, study, through lounge, separate dining room, re-fitted kitchen/breakfast room, utility room.

On the first floor are master bedroom suite with en-suite bathroom and dressing room, three further good sized bedrooms and family shower room.

The property stands on an attractive plot and offers ample off-road parking and double garage.

The property has the benefit of gas fired central heating and UPVC double glazed windows.

RECEPTION HALL 13' 8" x 13' (4.17m x 3.96m)

Panelled entrance door with matching glazed side panels, staircase to first floor, built-in cloaks cupboard, telephone point, central heating thermostat, radiator, Baxi Brazillia gas warm air convector heater, wall light point.

CLOAKROOM

White suite comprising hand basin and close coupled low level WC, fully tiled walls, radiator, laminate floor covering.

STUDY 10' 3" x 8' 3" (3.12m x 2.51m)

Radiator, TV aerial point, circuit breaker.

THROUGH LOUNGE 27' 6" x 14' (8.38m x 4.27m)

Two radiators, feature bow shaped window, TV aerial point, three wall lights, centre light pendant fitting, double glazed patio doors to patio and rear garden, glazed double opening doors to:

DINING ROOM 13' x 10' (3.96m x 3.05m)

Radiator, view to rear garden.

KITCHEN/BREAKFAST ROOM 13' 3" x 10' 6" (4.04m x 3.2m)

Range of fitted units with soft closing drawers and cupboards, granite worktops and up-stands. Inset stainless steel 1 1/2 bowl sink unit, range of drawers and cupboards including pan drawers and integrated dishwasher and integrated tall standing fridge/freezer, two wine racks. Oven housing unit with eye level double oven and grill, fitted five ring gas hob, stainless steel chimney style cooker hood. Range of matching wall units, tiled splashbacks, recessed lighting, heated radiator/towel rail, door to:

UTILITY ROOM 10' 7" x 9' 9" (3.23m x 2.97m)

Stainless steel single drainer sink unit with drawers and cupboards. Plumbing for washing machine, tumble dryer vent, double built-in broom cupboard, Ideal Mexico gas fired boiler supplying domestic hot water and central heating, radiator, roller blind, door to rear garden.

FIRST FLOOR GALLERIED LANDING

Spacious galleried landing with loft access, radiator, airing cupboard with insulated hot water tank and immersion heater, two smoke detectors.

MASTER BEDROOM SUITE 13' 4" x 13' (4.06m x 3.96m)

Radiator, view to rear garden, glazed double opening doors to:

DRESSING ROOM 8' 5" x 8' 2" to face of wardrobes (2.57m x 2.49m)

Radiator, range of fitted wardrobes offering ample hanging, shelving and drawer space.

EN-SUITE BATHROOM

White suite comprising corner Jacuzzi bath, pedestal wash basin with mixer tap, bidet, close coupled low level WC, fully tiled walls, shaver point, four recessed eye-ball lights, radiator, fixtures and fittings.

BEDROOM 2 11' 5" to face of wardrobe x 9' 8" (3.48m x 2.95m)

Radiator, fitted wardrobe unit with sliding doors.

BEDROOM 3 14' x 8' to face of wardrobe (4.27m x 2.44m)

View to rear garden, radiator, fitted wardrobe unit with sliding doors.

BEDROOM 4 10' 7" x 6' 6" (3.23m x 1.98m)

Radiator, restricted sea view.

SHOWER ROOM 9' 8" x 5' 9" (2.95m x 1.75m)

White replacement suite with walk-in fully tiled shower enclosure with thermostatically controlled shower, pedestal basin with mixer tap, close coupled low level WC, half tiled walls surfaces, heated radiator/towel rail, recessed lighting.

OUTSIDE

The property stands on an attractive plot with a frontage of approximately 61' with a total return depth of approximately 140'.

FRONT GARDEN

The property is well recessed from the road with block paved driveway allowing hard standing for several vehicles.

ATTACHED DOUBLE GARAGE 18' 10" x 17' 3" (5.74m x 5.26m)

Two up and over doors (one electrically powered), power and light, roof storage space, personal door to rear garden.

SIDE GARDEN

From the garage and utility room there is a domestic area with outside water tap.

REAR GARDEN

The attractively landscaped rear garden is fully enclosed, mainly laid to lawn with large paved patio. The garden features a lean-to greenhouse and outside power point.

TENURE Freehold.

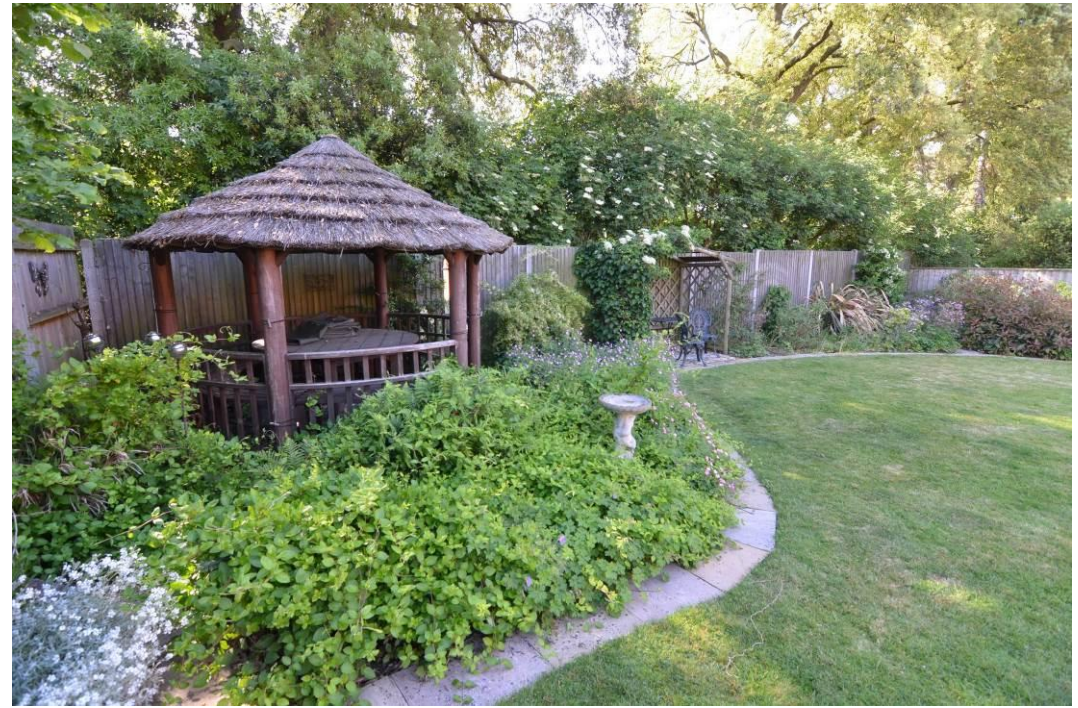
COUNCIL TAX BAND Currently Band 'G'

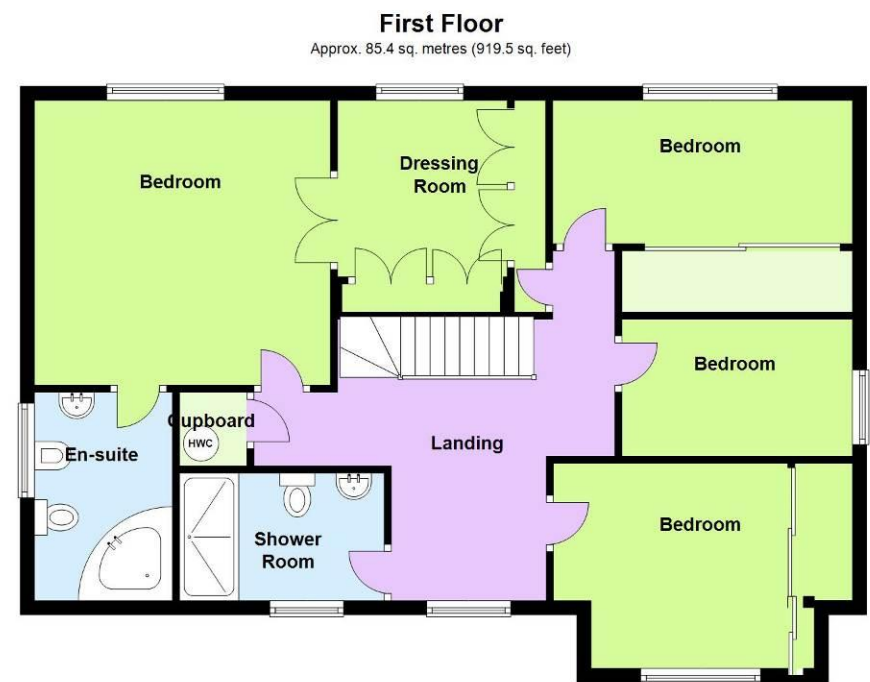
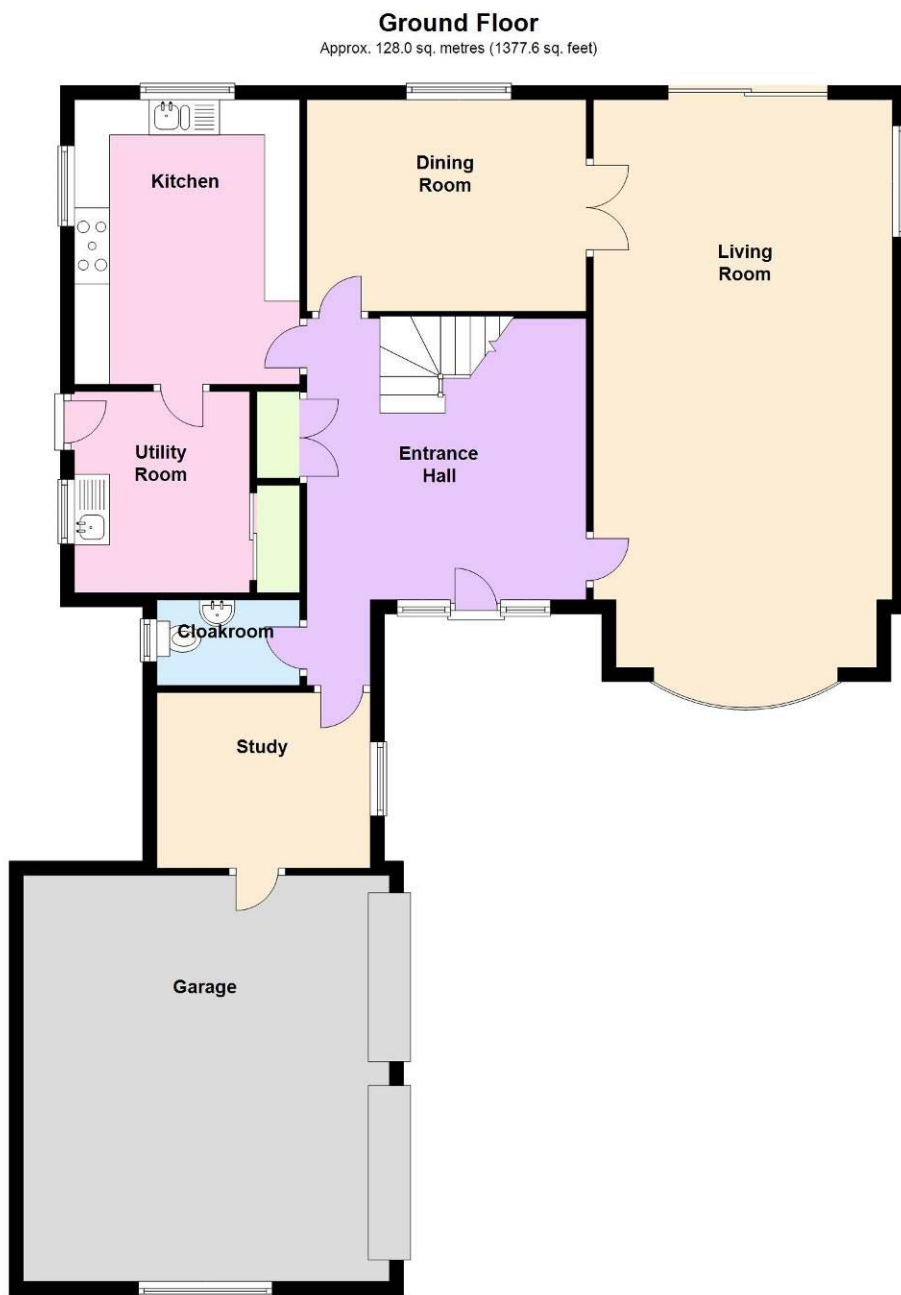












Total area: approx. 213.4 sq. metres (2297.1 sq. feet)
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	