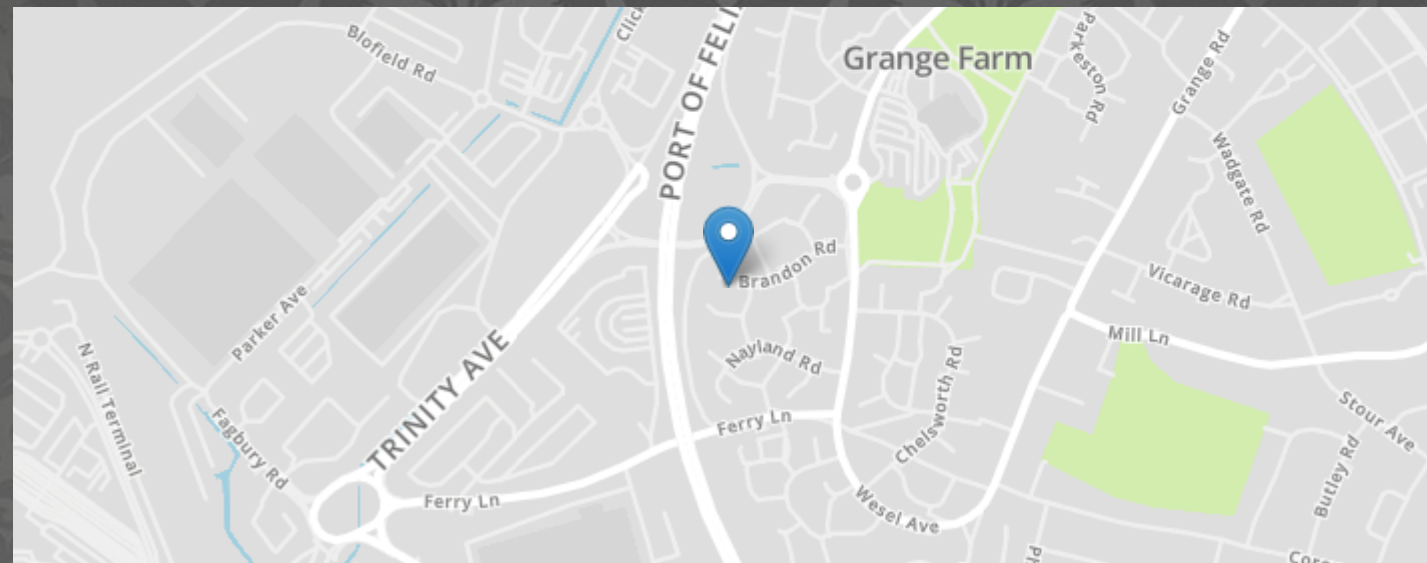


Brandon Road, Felixstowe



- QUIET CUL-DE-SAC LOCATION
- SPACIOUS CONSERVATORY OVERLOOKING THE GARDEN
- GENEROUS TIERED REAR GARDEN WITH DECKING & SEATING AREAS
- MODERN-STYLE FAMILY BATHROOM
- WALKING DISTANCE TO SCHOOLS, SHOPS & AMENITIES
- DRIVEWAY & SINGLE GARAGE
- NO ONWARD CHAIN
- FITTED KITCHEN WITH RANGE COOKER
- EXCELLENT SCOPE TO MODERNISE & ADD VALUE

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MARKS & MANN



Brandon Road, Felixstowe

NO ONWARD CHAIN

Positioned in a quiet CUL-DE-SAC within a popular residential area of Felixstowe, this spacious THREE-BEDROOM SEMI-DETACHED HOME offers generous accommodation, a versatile layout and fantastic potential for modernisation. With a LARGE LOUNGE/DINER, a bright CONSERVATORY, fitted kitchen, garage, driveway and a tiered rear garden, the property is ideal for families, first-time buyers or those looking to add future value. The home benefits from a welcoming entrance hallway, well-proportioned bedrooms, and a private garden with multiple seating and entertaining spaces. Located close to schools, shops, amenities and travel routes — and only a short distance from the seafront — this attractive home combines convenience, comfort and opportunity in one.

£240,000 Offers in Excess of

Brandon Road, Felixstowe

Entrance Hallway

A light and welcoming hallway providing access to the kitchen and lounge, with stairs rising to the first floor. This space lends itself beautifully to a statement mirror, console table or stylish storage to set the tone for the rest of the home. Boiler located within this area.

Reception / Diner

A superb full-length reception room with a large front double glazed window allowing natural light to pour in. French doors flowing into the conservatory. This generous layout is perfect for creating distinct living and dining zones, and with fresh décor or updated flooring, it could easily be transformed into a modern, elegant family space. There is fantastic potential to create a feature wall, media area, or even open up further into the conservatory to create a seamless open-plan entertaining space.

Conservatory

A bright and versatile conservatory overlooking the garden — ideal as a dining room, reading room, playroom or second lounge. Its size gives it real presence, and with a simple style refresh or upgraded roof, this room could become an all-year-round showpiece and the heart of the home. French doors leading directly to the garden enhance the indoor/outdoor feel.

Kitchen

The well-appointed kitchen offers excellent workspace, a range cooker, ample storage and tiled flooring. It already functions brilliantly, but also provides exciting scope for modernisation — replace the tiles, refresh cupboard fronts, introduce contemporary lighting or even add a breakfast counter to elevate this into a stylish, sociable cooking space. A window to the conservatory keeps the room feeling connected and bright.

Bedroom One

A spacious double bedroom with large double glazed window and plenty of room for wardrobe furniture. With redecorating or new flooring, it could effortlessly become a tranquil, contemporary primary bedroom. The layout also lends itself well to built-in wardrobes or a beautiful feature headboard.

Bedroom Two

Another generous double bedroom, ideal for guests, children, or even a stylish home office. A simple update to décor would make this a standout retreat, with the proportions giving flexibility for a range of furniture styles.

Bedroom Three

A well-sized single room with built-in storage, perfect as a child’s room, nursery, dressing room or compact office. A fresh design approach could turn this into a charming, highly functional space.

Bathroom

A striking bathroom with black metro tiles, white suite, built-in storage and shower-over-bath configuration. Already stylish, but with the potential to upgrade flooring or lighting to create a true spa-like sanctuary.

Outside

Front;
Driveway with access to single garage, side access into the rear garden and small laid to lawn area.
Rear;
Full of character, offering multiple zones for relaxing, entertaining and enjoying the outdoors. Steps from the conservatory lead to a paved terrace - perfect for outdoor dining - which then flows down to a generous lawn area ideal for children or pets. At the rear, a raised decked seating area sits beneath a pergola, offering the perfect spot for barbecues, outdoor lounging or even a future garden bar. With some re-landscaping or thoughtful planting, this garden could become a real standout feature of the home.

Location

Brandon Road sits within a peaceful residential pocket of Felixstowe, well-positioned for everyday convenience. Local amenities include shops, schools, doctors, and bus routes — all within easy reach. The property is also a short distance from Felixstowe’s town centre and seafront, making it ideal for those who enjoy coastal living. Excellent transport links connect to the A14 and Ipswich, making the location practical for commuters.

Brandon Road, Felixstowe

Important information

Tenure – Freehold.
Services – We understand that mains gas, electricity, water and drainage are connected to the property.
Council tax band - B
EPC rating - D

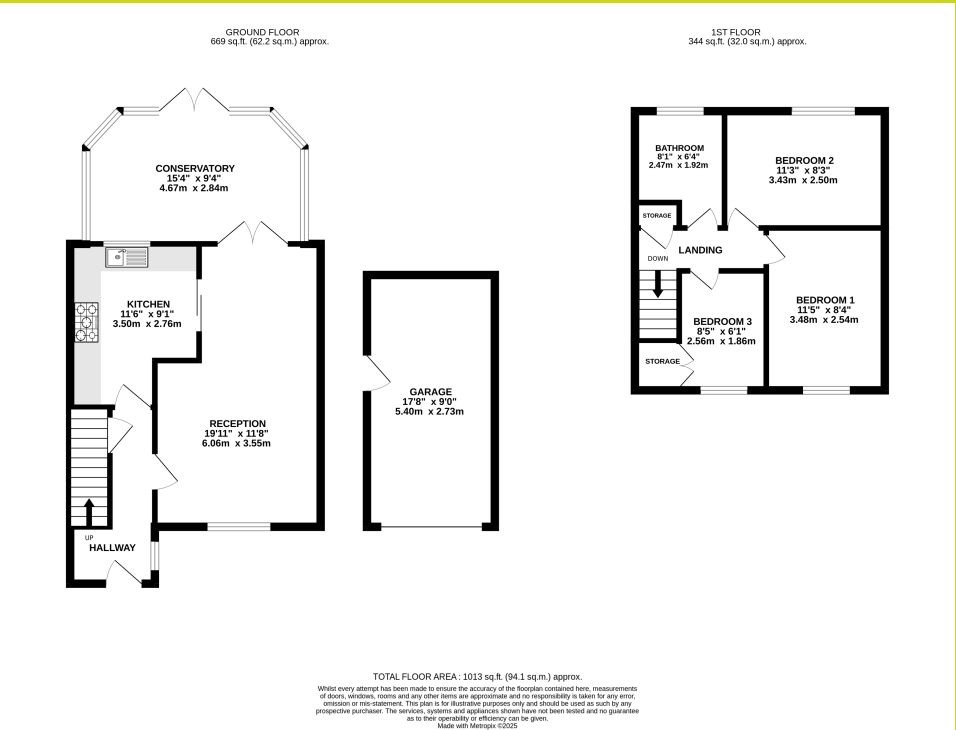
Disclaimer

In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser should satisfy themselves by inspection, searches,

enquiries and survey as to the correctness of each statement. No statement in these particulars is to be relied upon as a statement or representation of fact. Any areas, measurements or distances are only approximate.

Anti Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



The above floor plans are not to scale and are shown for indication purposes only.

