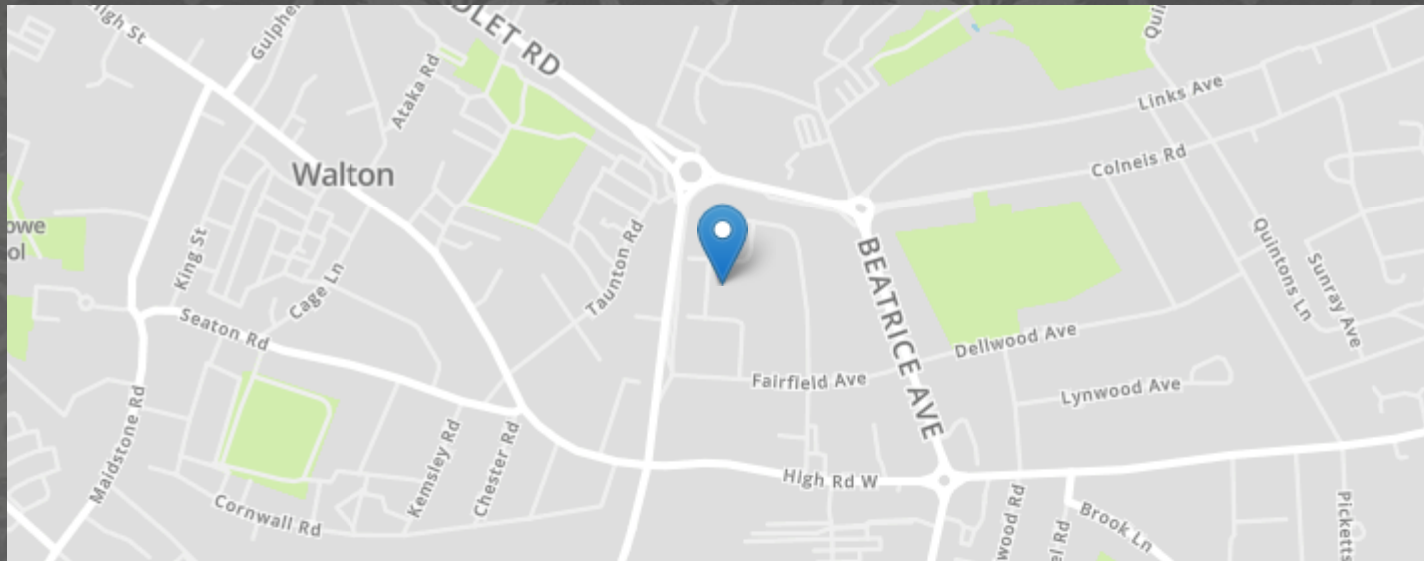


Springfield Avenue, Felixstowe



- POPULAR COASTAL TOWN OF FELIXSTOWE
- SITTING/DINING ROOM AND KITCHEN
- FAMILY BATHROOM AND ADDITIONAL CLOAKROOM
- GARAGE, CAR PORT AND OFF ROAD PARKING
- EASY ACCESS TO TOWN CENTRE AND RAILWAY STATION
- DETACHED THREE BEDROOM BUNGALOW
- CONSERVATORY/SUN ROOM
- PRIVATE REAR GARDEN
- CLOSE TO LOCAL SCHOOLS, SHOPS, AMENITIES AND BUS ROUTE
- SEAFRONT AND PROMENADE WITHIN EASY REACH

MARKS & MANN

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MARKS & MANN



Springfield Avenue, Felixstowe

Located in the popular COASTAL TOWN of FELIXSTOWE, close to the TOWN CENTRE and RAILWAY STATION, is this DETACHED THREE BEDROOM BUNGALOW with PRIVATE rear GARDEN, GARAGE, CAR PORT and off road PARKING. Accommodation comprises entrance hall, sitting/dining room, kitchen, three bedrooms, CONSERVATORY/SUN ROOM, family bathroom and CLOAKROOM. An early viewing is highly advised to avoid disappointment.

£415,000

Springfield Avenue, Felixstowe

Entrance hall

Window and door to front, single and double storage cupboards, with doors to all living accommodation.

Cloakroom

1.21m x 1.21m (4' 0" x 4' 0") Window to side, hand wash basin, WC.

Sitting/dining room

6.48m max x 5.75m max (21' 3" max x 18' 10" max) 'L' shaped room with two windows to front, feature fireplace, space for a comfy sofa/seating area and family dining table, with opening through to:

Kitchen

3.19m x 3.01m (10' 6" x 9' 11") Window and door to side, overlooking and giving access to the garden, internal door to entrance hall. Range of matching base and eye level units with worktops over, sinks, built in eye level oven with hob and extractor over, space for a fridge/freezer and space and plumbing for a washing machine.

Bedroom one

3.65m x 3.64m (12' 0" x 11' 11") Window to rear overlooking the garden, triple built-in wardrobes.

Bedroom two

3.65m max x 3.03m (12' 0" max x 9' 11") Window to rear overlooking the garden.

Bedroom three

3.62m max x 2.72m (11' 11" max x 8' 11") Window to rear, overlooking the garden, bi-fold doors to:

Conservatory/sun room

3.70m x 3.61m (12' 2" x 11' 10") Windows to all sides with French doors to rear, overlooking and leading into the garden.

Family bathroom

1.94m x 1.65m (6' 4" x 5' 5") Window to side, panel enclosed bath with shower over, hand wash basin and WC.

Outside

The front of the property has been laid to low maintenance decorative stones with a driveway to the side, providing off road parking for multiple vehicles, leading to the garage with electric roller door, power and light connected. There is a car port leading to the front door, a personnel door to the garage and a window and door giving access to the rear garden.

The rear garden has a patio area to the immediate rear of the property, ideal for outdoor entertaining, with a path leading to the summerhouse. The remainder of the garden has been mainly laid to lawn, with plant, shrub and flower borders, enclosed by wooden fencing.

Important information

Tenure - Freehold.
Services - we understand that mains gas, electricity, water and drainage are connected to the property.
Council tax band D.
EPC rating C.
Our ref: SM/elr.

Location

Felixstowe is a small town with a popular working port, located to the east of Suffolk's county town of Ipswich, offering a selection of national and independent shops, coffee houses, bars and restaurants. The town boasts a fantastic seafront with excellent walks along the promenade. For the commuter, the A14 is within easy reach and there is a railway station with a link to Ipswich, and in turn, a direct link to London Liverpool Street.

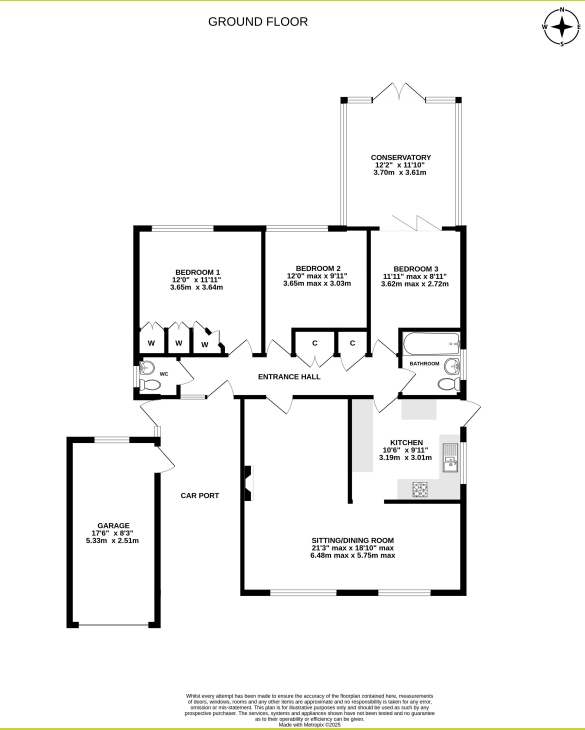
Directions

Using a SatNav, please use IP11 9JZ as the point of destination.

Springfield Avenue, Felixstowe

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.

