



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
92-100	<b>A</b>		
81-91	<b>B</b>	85	85
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

To arrange a viewing of this property, or book a free valuation of your home call 01394 282828

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## Osprey Close, Felixstowe

£425,000

4 Bedroom(s)    2 Bathroom(s)    1 Reception(s)

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## Property Description

An exceptionally well presented, spacious, four bedroom detached family house located on the brand new Felixstowe Bloor development, finished to a very high standard. The accommodation comprises, entrance hall, cloakroom, lounge with bay window, open plan kitchen/dining/family area and utility room. The first floor offers, master bedroom with fitted wardrobe and en-suite shower room, three further bedrooms and family bathroom. Outside the property benefits off road parking for two vehicles and a single garage, to the rear the south east facing garden is part walled and fully enclosed, with paved patio and lawned garden, external power point and outside tap. The property is situated in the popular residential location of Walton within close proximity of local amenities including shops, bars, restaurants, pharmacies and a doctor surgery.

There is excellent access to Felixstowe town centre which has a wide variety of shops, theatre, ample bars, restaurants and recreational facilities including the leisure centre, tennis club, golf club, rugby club, cricket club and Golf club. There are four miles of beach which run from Langard Point with its 18th Century Fort to Felixstowe Ferry which is a charming fishing hamlet and home to the Felixstowe Ferry Sailing Club.

## Features Include

Generous Detached House  
9 Years NHBC Cover Remaining  
Open Plan Kitchen/Dining/Family Room

## Also...

Master Bedroom with En-Suite  
Garage & Off Road Parking  
South East Facing Rear Garden



## Main accommodation

### Entrance Hall

Front aspect double glazed door, tiled flooring, understairs cupboard, stairs to 1st floor, doors to;

### Cloakroom

Low level flush w/c, hand wash basin, extractor fan, radiator and tiled floor.

### Lounge Feet: 20' 2" x 11' 3" | Meters: 6.15 x 3.43

Front aspect double glazed window, side aspect double glazed bay window, carpet and radiator.

### Kitchen/Dining Area

### Dining Area Feet: 15' 5" x 10' 6" | Meters: 4.70 x 3.20

Side aspect double glazed patio doors to garden, front aspect double glazed window, two radiators and tiled floor.

### Kitchen Feet: 10' 6" x 9' 6" | Meters: 3.20 x 2.90

Side aspect double glazed window, tiled floor, work surface with 1.5 bowl sink & drainer, gas hob with extractor hood over, integral dish washer and fridge/freezer, range of wall and base mounted units including a corner carousel cupboard, recessed spot lights and door to;

### Utility Feet: 7' 1" x 5' 1" | Meters: 2.16 x 1.55

Work surface with base unit under, space for washing machine and tumble dryer, radiator, tiled floor and wall mounted gas fired combi-boiler.

### Landing

Carpet, loft access, storage cupboard, doors to;

### Master Bedroom Feet: 11' 6" x 10' 7" | Meters: 3.51 x 3.23

Side aspect double glazed window, radiator, carpet and built in wardrobes, door to;

### En-Suite

Rear aspect double glazed window, tile effect flooring, low level flush w/c, hand wash basin, radiator, tiled shower cubicle, recessed spot lights and extractor fan.

### Bedroom 2 Feet: 10' 8" x 10' 8" | Meters: 3.25 x 3.25

Side aspect double glazed window, carpet and radiator.

### Bedroom 3 Feet: 11' 1" x 9' 3" | Meters: 3.38 x 2.82

Front & side aspect double glazed windows, carpet and radiator.

### Bathroom

Front aspect double glazed window, tile effect flooring, recessed spot lights, heated towel rail, low level flush w/c, hand wash basin, extractor fan, panelled bath with tiled splash backs and tiled shower cubicle.

### Bedroom 4 Feet: 9' 1" x 8' 5" | Meters: 2.77 x 2.57

Front aspect double glazed window, radiator and carpet.

### Garage Feet: 19' 7" x 10' 2" | Meters: 5.97 x 3.10

Up & over door, power and light.

