



Garrison Lane, Felixstowe

Guide Price £375,000

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

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

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Property Description

A rare opportunity to acquire a four bedroom detached family house that is a part finished project, with the majority of the major works having been completed, including new kitchen and bathroom, rewiring and replastered throughout. The accommodation comprises, entrance hall with feature exposed red brick wall, hallway, recently installed open plan kitchen, breakfast and utility area, dining room, lounge, rear lobby and cloakroom. The first floor offers, master bedroom, which requires decoration, bedroom 2 with walk-in wardrobe, two further bedrooms and family bathroom. Outside the property is set back off Garrison Lane with a brick built stairway leading to the front door, side gate providing access to the part landscaped, fully enclosed three tiered garden, which also requires finishing touches to create a fantastic outside area. The property benefits, uPvc double glazed windows and doors and gas fired central heating.

Features Include

Opportunity For An Unfinished Project
Four Bedrooms
Three Detached Family House

Also...

Three Tiered Partly Landscaped Rear Garden
Deceptive Accommodation



Main accommodation

Entrance Hall

Front aspect double glazed door, side aspect window, exposed brick wall, open to;

Hallway

Tiled flooring, stairs to 1st floor, doors to;

Kitchen Feet: 11' 9" x 10' 2" | Meters: 3.58 x 3.10

Front aspect double glazed window, radiator, work surface with sink & drainer, wall and base mounted units, space for dish washer, electric oven with extractor over and tiled splash backs, open to;

Breakfast Room Feet: 10' 3" x 8' 8" | Meters: 3.12 x 2.64

Side aspect double glazed window, under stair storage cupboard, recessed spot lights, wall mounted gas fired boiler, open to;

Utility Area Feet: 6' 6" x 5' 8" | Meters: 1.98 x 1.73

Rear aspect double glazed window, side aspect double glazed door, tiled floor, space for washing machine & tumble dryer and work surface with inset Butler sink.

Dining Room Feet: 15' 8" x 9' 8" | Meters: 4.78 x 2.95

Front aspect double glazed window, radiator and exposed floor boards, open to;

Lounge Feet: 17' 3" x 9' 9" | Meters: 5.26 x 2.97

Excludes recess measurement - Rear & side aspect double glazed windows, vertical radiator & radiator, carpet and recessed spot lights.

Rear Hall

Side aspect double glazed door to garden, radiator, tiled floor and sliding door to;

Cloakroom

Rear aspect double glazed window, tiled floor, part tiled walls, low level flush w/c and hand wash basin.

Landing

Rear aspect double glazed window, split level stairs, carpet, recessed spot lights and doors to;

Bedroom 1 Feet: 17' 4" x 10' 6" | Meters: 5.28 x 3.20

Rear aspect double glazed window, side aspect sky light, loft access, recessed spot lights, recently plastered

Bedroom 2 Feet: 13' 3" x 10' 6" | Meters: 4.04 x 3.20

Front aspect double glazed window, radiator, exposed floor boards, loft access and walk in wardrobe.

Bathroom

Rear aspect double glazed window, heated towel rail, extractor fan, low level flush w/c, vanity unit wash basin, panelled bath with shower over and tiled surround, recessed spot lights and wood effect flooring.

Bedroom 3 Feet: 11' 9" x 10' 3" | Meters: 3.58 x 3.12

Front aspect double glazed window, carpet and radiator.

