



The Mouse House | 101 High Road East | Felixstowe | IP11 9PT

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**TOWN & VILLAGE**  
PROPERTIES



# The Mouse House, 101 High Road East, Felixstowe, Suffolk, IP11 9PT

*“A substantial six bedroom detached residence located in Old Felixstowe, conveniently positioned for both the town centre & beach, & benefiting from a two bedroom self-contained annexe, well-maintained rear gardens, extensive off-road parking & detached double garage.”*

## Description

An outstanding, extensive and individual detached residence located in a convenient position for the town centre, railway station and beach. This contemporary and thoughtfully designed six bedroom property extends to around 3,000 square feet and boasts accommodation arranged over three floors, along with the opportunity for flexible living by way of a self-contained two bedroom single storey annexe.

Other notable benefits include extensive off-road parking, detached double garage and proportionate, well-maintained rear gardens.

## About the Area

Felixstowe is a charming Edwardian seaside town nestled between the Rivers Orwell and Deben. There is an excellent range of shopping, educational and recreational facilities along with a branch line rail service running to Ipswich (twelve miles) where there is a mainline link to London's Liverpool Street Station with a journey time of approximately sixty-five minutes. The A14 provides access to Cambridge and the Midlands as well as giving access to London via the A12.

## The accommodation in more detail comprises:

Front door to:

### Porch

With tiled flooring, triple aspect frosted windows, cloak hanging space and door to:

### Reception Hall

Welcoming, light and airy L-shaped space with stairs rising to the first floor, window to front aspect, frosted window to side and door to:

### Ground Floor Shower Room

White suite comprising w.c, hand wash basin, tiled shower cubicle, heated towel rail, tiled walls and frosted window to rear aspect.

### Dining Room Approx

Opening back to the reception hall, double aspect windows to rear and side, door to storage cupboard, sliding door to kitchen/breakfast room and door to:

### Utility Room Approx

With window to front aspect, tiled flooring, housing the gas-fired boiler for the annexe and fuse board. This space provides the link between the main house and the annexe via a door to either side.

### Sitting Room Approx

Extending from the front to the back of the property and benefiting from window to front



aspect, sliding door to rear opening onto the terrace and feature fireplace with tiled surround as well as wooden mantel over.

### Kitchen/Breakfast Room Approx

Proportionate, open plan space incorporating a sizeable dining area through an archway and fitted with a matching range of wall and base units with worktops over and inset with double bowl stainless steel sink, drainer and chrome mixer tap. Integrated appliances include Range Master cooker. Space for fridge/freezer, dishwasher and washing machine. Spotlights, windows to side aspect and French doors to the rear opening onto the terrace.

### First Floor Galleried Landing

Window to front aspect, stairs rising to the second floor, door to airing cupboard housing the hot water cylinder with built-in shelving and doors to:

### Master Bedroom Approx

Double room with window to front aspect and built-in wardrobes.

### Bedroom Two Approx

Double room with window to front aspect.

### Bedroom Three Approx

Double room with window to rear aspect and built-in wardrobe.

### Bedroom Four Approx

Double room with window to rear aspect.

### Family Bathroom

White suite comprising w.c, hand wash basin, panelled bath with shower attachment, tiled walls and frosted window to rear aspect.

### Second Floor Landing

With skylight, under eaves storage, door to storage cupboard housing the gas-fired boiler and doors to:

### Study/Bedroom Five Approx

Currently used as a work from home space but equally as suitable as a bedroom. Under eaves storage, skylight and window to side aspect.

### Playroom/Bedroom Six Approx

Under eaves storage, skylight, window to rear aspect and a range of base units.

## The Annexe

This self-contained two double bedroom ground floor annexe offers the opportunity for flexible living, an additional income stream or even the opportunity to be incorporated as part of the main house.

## The accommodation in more detail comprises:

Side door to:

### Entrance Hall

With access to loft, door to airing cupboard housing the hot water cylinder and doors to:

### Sitting Room Approx

Feature coal effect fireplace with wooden mantel surround on a stone hearth and window to front aspect.

### Kitchen Approx

Fitted with a matching range of wall and base units with worktops over and inset with one





and a half bowl stainless steel sink, drainer and chrome mixer tap. Integrated appliances include oven, four ring gas hob with extractor over. Space for fridge and washing machine, personnel door opening onto the terrace and two windows to rear aspect.

Awaiting EPC Graph

#### Annexe Bedroom One Approx

Double room with double aspect windows to the front and side and built-in wardrobe.

#### Annexe Bedroom Two Approx

Double room with window to rear aspect and built-in wardrobe.

#### Bathroom

White suite comprising w.c, hand wash basin, panelled bath with shower attachment, heated towel rail, tiled walls and extractor.

#### Outside

The Mouse House stands in an enviable, accessible location and is set well back from the road. The property is accessed over a private drive providing generous off-road parking as well as giving access to the double detached garage. The garage is fitted with up and over doors.

The rear gardens are private in nature as well as predominately lawned with a terrace abutting the rear of the property and boundaries defined by fencing for the most part. A wide array of mature trees are interspersed through the grounds and also incorporated within the plot is a greenhouse and timber storage shed.

#### Local Authority

East Suffolk Council

#### Council Tax Band – F

#### Services

Mains water, drainage and electricity. Gas-fired heating.











## The Annexe



Awaiting Floor Plan & Room Measurements





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