



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
92-100	A		95
81-91	B	84	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		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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Holmhill Drive, Felixstowe

£350,000

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

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Property Description

A very well presented three bedroom semi-detached house situated in the Laurette Fields development in Old Felixstowe, with 8 years NHBC cover remaining. The accommodation comprises, entrance hall, cloakroom, open plan lounge/dining area with bi-fold doors to garden and kitchen. The first floor offers, master bedroom with en-suite shower room, two further bedrooms and bathroom. Outside the property benefits off road parking for several vehicles and a fully enclosed rear garden. The property is conveniently situated for access to the beach front, Felixstowe Ferry Golf Club and approx 1.5 miles from Felixstowe town centre.

Features Include

Modern Semi-Detached House
Open Plan Living Area
Three Bedrooms

Also...

En-Suite Shower Room
Enclosed Rear Garden



Main accommodation

Entrance Hall

Front aspect double glazed door and full height window, solid oak wood flooring, recessed spot light, doors to;

Cloakroom

Dual flush w/c, hand wash basin, radiator, recessed spot lights, extractor fan and wood effect vinyl flooring.

Open Plan Living Area

Kitchen Feet: 12' 2" x 10' 5" | Meters: 3.71 x 3.18

Front aspect double glazed window, work surface with 1.5 bowl stainless steel sink & drainer, integral fridge/freezer, dish washer, wall and base mounted units, electric oven, ceramic hob with extractor fan over. Open to;

Lounge/Dining Area Feet: 17' 8" x 15' 3" | Meters: 5.38 x 4.65

Rear aspect double glazed bi-fold doors, two radiators, solid oak wood flooring, understairs cupboard with space for washing machine and stairs to 1st floor.

Landing

Radiator, carpet, loft access, recessed spot lights and airing cupboard with gas fired combi-boiler. Doors to;

Master Bedroom Feet: 13' 1" x 10' 2" | Meters: 3.99 x 3.10

Front aspect double glazed patio door to Juliette balcony, radiator and carpet, door to;

En-Suite

Front aspect double glazed window, heated towel rail, dual flush w/c, hand wash basin, tiled shower cubicle, wood effect vinyl flooring, recessed spot lights and extractor fan.

Bedroom 2 Feet: 11' 1" x 8' 3" | Meters: 3.38 x 2.51

Rear aspect double glazed window, radiator and carpet.

Bathroom

Dual flush w/c, hand wash basin, part tiled walls, panelled bath with shower over and tiled surround, recessed spot lights and extractor fan.

Bedroom 3 Feet: 11' 2" x 6' 8" | Meters: 3.40 x 2.03

Rear aspect double glazed window, radiator and carpet.

Outside

To the front the garden is laid to lawn with heron bone brick driveway providing off road parking for several cars. To the rear the garden is fully enclosed, largely laid to lawn with paved patio, garden shed and shingled seating area.

Agents Note

Annual Site Fee: Approx £150 per annum

