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Garrison Lane, Felixstowe

£325,000

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

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Property Description

A well presented three bedroom detached cottage style property situated in an elevated position within walking distance of the Felixstowe beach front. The accommodation comprises, entrance hall, lounge, modern fitted kitchen and snug/dining room. The first floor offers, master bedroom two further bedrooms and bathroom. Outside the property is approached via a flight of steps leading to the front door, with a side gate leading to the fully enclosed courtyard style rear garden with a range of garden storage sheds. The property benefits uPvc double glazed window and gas fired central heating via radiator.

Features Include

Detached House
Elevated Position
Walking Distance To Beach Front

Also...

Three Bedrooms
Two Reception Rooms
Courtyard Style Garden



Main accommodation

Entrance Porch
Front aspect door, side aspect window, tiled floor, door to;

Hallway
Exposed wood floor, stairs to 1st floor, doors to;

Lounge Feet: 16' 0" x 10' 0" | Meters: 4.88 x 3.05
Front aspect double glazed window, rear aspect double doors, radiator, carpet and electric fireplace.

Kitchen Feet: 15' 4" x 10' 3" | Meters: 4.67 x 3.12
Rear & side aspect double glazed window, side aspect double glazed door, granite work surfaces, inset Butler sink, integral dish washer & washing machine, eye level double oven, induction hob with extractor hood over, range of wall and base mounted units, integral fridge/freezer and airing cupboard with gas fired boiler & hot water tank.

Dining Room/Snug Feet: 14' 0" x 10' 3" | Meters: 4.27 x 3.12
Front aspect double glazed bay window, three bay radiators, carpet and open fire.

Cloakroom
Vanity unit with wash basin & w.c, wood effect flooring, wall mounted light and downstairs recess with rear aspect double glazed window.

Landing
Rear aspect stain glass window, split level staircase, carpet, doors to;

Bathroom
Rear aspect double glazed window, radiator, tiled walls, wood effect flooring, hand wash basin, low level flush w/c, recessed spot lights, loft access and panelled bath with shower over.

Bedroom 1 Feet: 13' 3" x 11' 1" | Meters: 4.04 x 3.38
Front aspect double glazed window, radiator, carpet, built in wardrobe and walk in wardrobe, door to;

En-Suite W.C
Dual hand wash basin & w/c, wood effect flooring, extractor fan, tiled splash backs and recessed spot light.

Bedroom 2 Feet: 11' 8" x 10' 3" | Meters: 3.56 x 3.12
Front aspect double glazed window, radiator, carpet and built in wardrobe.

Bedroom 3 Feet: 9' 0" x 7' 2" | Meters: 2.74 x 2.18
Side aspect double glazed window, radiator and carpet.

