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Properties

Princes Road, Felixstowe IP11 7QY

£399,950 Freehold

Four Bedroom Extended Semi-Detached House

This immaculately presented semi-detached home is located in a popular residential street a short walk from the town centre and seafront. The current owners have lovingly upgraded the property with several bespoke and high quality features throughout.

The accommodation comprises entrance porch, entrance hall, lounge, dining room, breakfast room, bespoke fitted kitchen with built-in appliances, conservatory, cloakroom/utility, four bedrooms, en suite shower and family bathroom.

The property further benefits from gas central heating, UPVC double glazing, well maintained, westerly facing garden, cavity wall insulation and off road parking.

Viewing is strongly recommended to appreciate the wealth of features this property offers.

## Accommodation

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### **Entrance Porch**

UPVC sliding entrance door, black and white tiled flooring

### **Hallway**

UPVC double glazed entrance door with side window, solid oak flooring, radiator, under stairs cupboard with light and window to side aspect

### **Lounge** 14'7" max into bay x 11'8" (4.44m into bay x 3.56m)

UPVC double glazed windows to bay, working open fire with tiled hearth, radiator, bespoke oak framed glazed double doors to:

### **Dining Room** 12'2" x 10'11" (3.71m x 3.33m)

Feature fireplace, modern upright radiator, new laminate flooring, archway opening to:

### **Breakfast Room** 11'2" x 8'8" (3.4m x 2.64m)

Stone tiled flooring with underfloor heating, radiator, archway opening to kitchen, UPVC double glazed patio doors to:

### **Conservatory** 11'8" x 9'6" (3.56m x 2.9m)

Stone tiled flooring with underfloor heating, radiator, fitted vertical blinds, UPVC double glazed double doors to decking and garden

**Kitchen 12' x 6' 4" (3.66m x 1.93m)**

Bespoke fitted kitchen with off white hi-gloss units comprising a range of base and eye level cupboards, drawers and pull out larder unit, single drainer sink with mixer tap, integrated fridge and dishwasher, integrated fan assisted double oven, electric hob, radiator, stone tiled flooring with underfloor heating, two UPVC double glazed windows to side aspect, door to:

**Utility/Cloakroom 5' 5" x 4' 8" (1.65m x 1.42m)**

White suite comprising low level W.C, corner hand basin with mixer tap, work top with plumbing under for washing machine, wall unit, electric heated towel rail, stone tiled flooring with underfloor heating, UPVC double glazed window to side aspect

**First Floor Landing**

Built-in cupboard over stairwell housing Viessmann boiler, UPVC double glazed window to side aspect, access to accommodation

**Bedroom Two 12' 5" x 10' 3" (3.78m x 3.12m)**

UPVC double glazed window to front aspect, cast iron fireplace, radiator

**Bedroom Four 6' 3" x 6' 8" (1.98m x 2.1m)**

UPVC double glazed window to front aspect, radiator

**Bedroom Three 12' 2" x 8' (3.71m x 2.44m)**

UPVC double glazed window to rear aspect, built in cupboard, radiator, cast iron fireplace

**Bathroom**

Roll top bath with mixer tap and shower attachment, vanity unit housing hand basin and WC, electric heated towel rail, wooden flooring, wall mounted mirror, loft access, UPVC double glazed window to side aspect

**Bedroom One 14' 5" max x 9' 9" (4.39m x 2.97m)**

Two UPVC double glazed windows to rear aspect, two radiators, walk-in wardrobe, fully tiled shower cubicle with thermostatic power shower, heated towel rail

**Outside**

The front garden is block paved for parking and enclosed by a low level brick wall and wrought iron work, side access with covered bike store leading to the rear garden

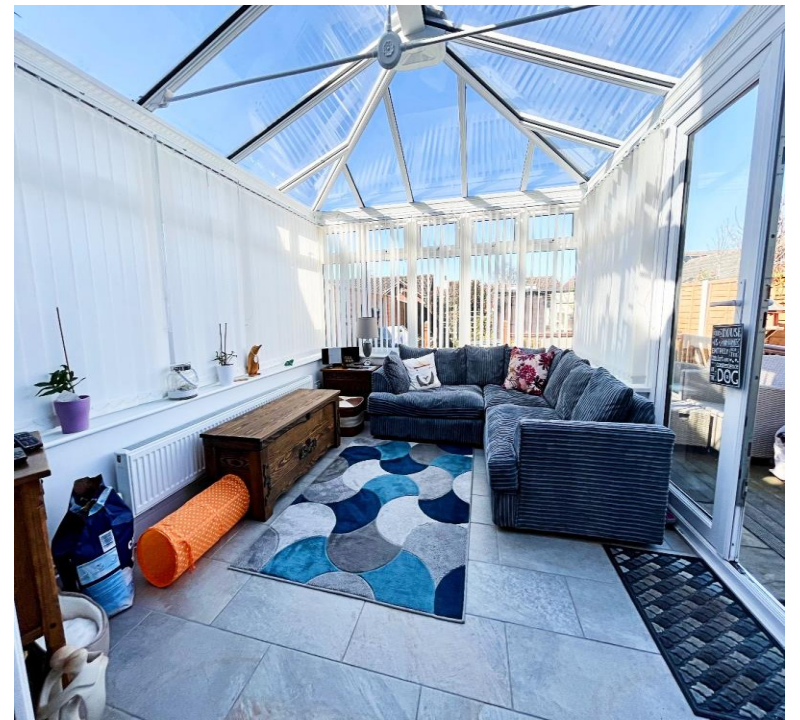
### **Rear Garden**

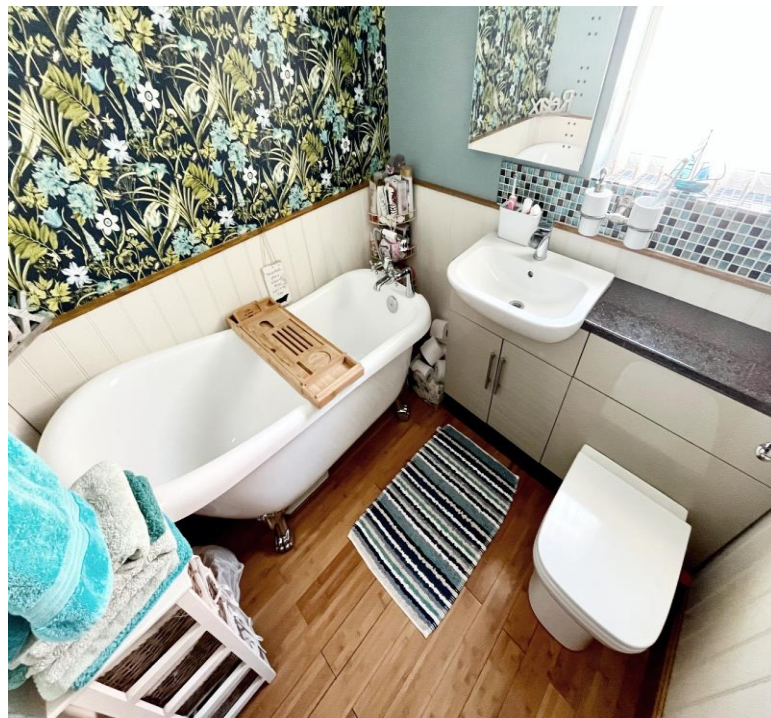
Well maintained west facing rear garden, enclosed by wooden fencing with raised beds and sleepers, mainly laid to lawn with decking area adjacent to conservatory. The wooden shed has lighting and power.

**Tenure** Freehold

**Council Tax Band** C









Total Area: 126.5 m<sup>2</sup> ... 1361 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74   C
55-68	D	63   D	
39-54	E		
21-38	F		
1-20	G		

Viewing strictly by appointment only with Serenity Property Agency

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Please note that floor plans are an approximate guide and should not be relied on for exact measurements. Any opinion on condition, quality and/or size is also for guidance purposes only and we strongly advise viewing to ascertain details for yourself. Serenity Property Agency accepts no responsibility for any detail in these sales particulars that is relied upon by any prospective viewer and/or purchaser