

Colneis Road, Felixstowe, Suffolk, IP11
9LH
Offers In Excess Of £450,000

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- Rarely Available
- Extended Detached Bungalow
- Three Bedrooms
- Sitting Room with Wood Burner
- Conservatory with Warm Roof
- Refitted Kitchen & Shower Room
- Ample Off-Road Parking for Several Cars
- Single Garage
- Good Size Rear Garden



A rare opportunity to acquire a three-bedroom detached bungalow situated along a popular residential road in the sought-after seaside town of Felixstowe. The property has been extended over the years, offering spacious and versatile living accommodation throughout. Externally, the bungalow benefits from a substantial block-paved driveway providing ample off-road parking for multiple vehicles, along with a single garage. A good-sized rear garden, which is a particular feature of the home, offers excellent outdoor space. Additional advantages include double-glazing, gas central heating, and a generous loft space presenting potential for conversion (subject to planning permission).

As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises an entrance lobby, entrance hall with walk-in pantry cupboard, refitted cloakroom, sitting room with wood burning stove, refitted kitchen/dining room, conservatory with replacement warm roof, inner hallway, refitted shower room, and three bedrooms.

Felixstowe is a much loved, traditional seaside resort known for its promenade and Blue Flag quality sand and shingle beach which have both been beautifully restored in 2017, perfectly kept seafront outside area with a new bandstand and water fountain offering ocean views, and a variety of seaside attractions. The pier has been brought back to life with a modern twist with eating areas, wine bars, outside seating all around the pier and, occasionally, live music. The beach huts in all their pretty glory have been given a new lease of life with their lovely neutral traditional seaside colours.

Felixstowe is also home to the UK's largest, and Europe's busiest, container port and the viewing area at Landguard offers great views of ships coming into the port and here too, are the Landguard Bird Observatory and Landguard Peninsular nature reserves. There is a foot and cycle ferry crossing between Felixstowe and Harwich.

North of the town centre is the fishing village of Old Felixstowe with its gallery, golf course and riverside inns. The area between Manor End and Cobbold's Point is Felixstowe's main seafront and can be explored along a two-mile-long promenade. The town itself has a wide range of shops, eateries, pubs, churches, parks, recreational facilities, a library and a railway station.

Outside – Front: The bungalow has a large frontage with a substantial block-paved driveway providing ample off-road parking for numerous vehicles and access to the garage. The garden is laid to lawn with decorative flowers and shrubs and is enclosed by low-retaining wall.

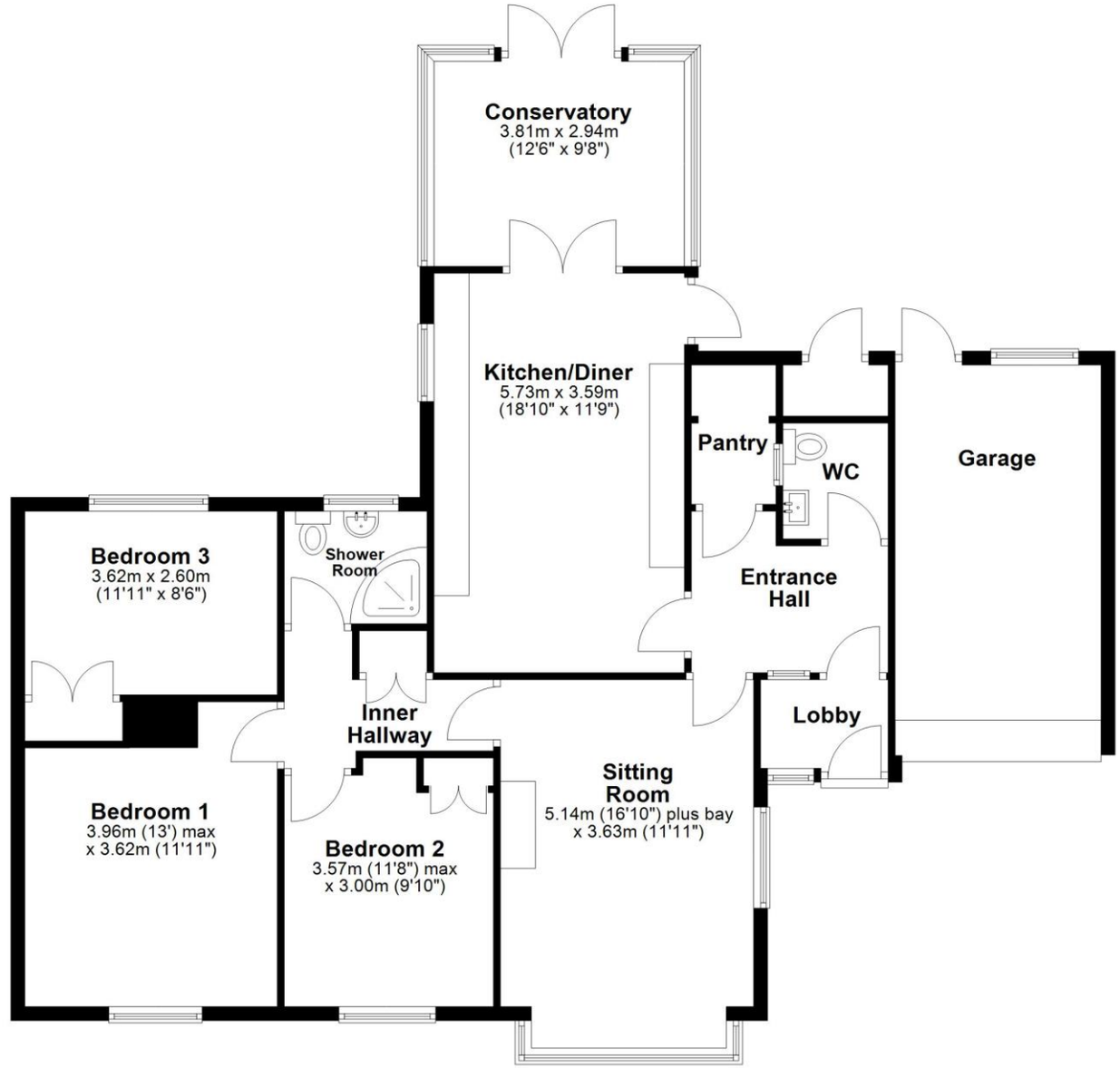




Single Garage: Up and over door, pedestrian door opening out to the rear garden, and a window to the rear aspect.
Entrance Lobby: Double-glazed window to the front aspect, laminate floor, and a glazed door leading to:
Entrance Hall: Radiator, laminate floor, walk-in pantry cupboard with shelving and light, and doors leading to the cloakroom, sitting room and kitchen/dining room.
Cloakroom: A refitted two-piece suite comprising a close-couple WC and pedestal hand wash basin with a tiled splashback, along with a radiator.
Sitting Room: *16'10" x 11'11" (5.13m x 3.63m)* A copy reception room with double-glazed box bay window to the front aspect, a radiator, wood burning stove with feature surround, and a door leading to the inner hallway.
Kitchen/Dining Room: *18'10" x 11'9" (5.74m x 3.58m)* The kitchen has been refitted with a range of modern eye and base units and drawers, roll edge work surfaces, a stainless-steel sink and drainer, and tiled splashbacks. There is an integrated oven and grill, four-ring gas hob with extractor hood, and space for under-counter appliances. The room benefits from a ceramic tiled floor, ceiling inset spotlights, a double-glazed window to the side aspect, a double-glazed door opening onto the terrace, and double-glazed doors leading to:
Conservatory: *12'6" x 9'8" (3.8m x 2.95m)* The conservatory has a replacement warm roof, multiple double-glazed windows, double-glazed French doors opening out to the rear garden, a wall-mounted heater, and tiled floor.
Inner Hallway: Built-in cupboard housing the hot water cylinder, doors to the shower room and bedrooms, and access to the loft which has a pull-down ladder and lighting.
Shower Room: A stylish refitted three-piece suite comprising a large corner shower enclosure with Mira touch shower, close-couple WC and vanity hand wash basin with storage beneath. Additional features include a heated towel rail, tiled floor, part tiled walls, a shaver socket, and an opaque double-glazed window to the rear aspect.
Bedroom One: *13' x 11'11" (3.96m x 3.63m)* Double-glazed window to the front aspect, a radiator, and a feature archway with built-in shelving.
Bedroom Two: *11'8" x 9'10" (3.56m x 3m)* Double-glazed window to the front aspect, a radiator, and a built-in double wardrobe.
Bedroom Three: *11'11" x 8'6" (3.63m x 2.6m)* Double-glazed window to the rear aspect, a radiator, laminate floor, and a built-in double wardrobe.
Outside – Rear: The garden is a particular selling feature and is predominantly laid to lawn with flowerbeds, a substantial Indian sandstone patio, summerhouse and wooden shed, greenhouse, outside tap and lighting, a door to the garage, and is fully enclosed by fencing.

Ground Floor

Approx. 132.7 sq. metres (1428.3 sq. feet)



Total area: approx. 132.7 sq. metres (1428.3 sq. feet)

Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.


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Attributes

3 Bedrooms, 1 Bathroom, 1 Reception,
EPC Rating: To be confirmed
Council Tax Band: D





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