

STORMONT

Fine New Homes

E Brochure

Property Details : Reduced to £249,995

Address : 60, Orwell Road, Felixstowe, Suffolk IP11 7PS



Brand New Property situated in Orwell Road, Felixstowe, which is only a few minutes walk from the Town Centre and the Seafront. Built to a high specification by local developer Stormont.

- 10 YEAR ZURICH GUARANTEE
- HIGH QUALITY SPECIFICATION
- PVC- u DOUBLE GLAZING WITH WINDOW LOCKS (10 YEAR GUARANTEE)
- 3 BEDROOMS (1 EN-SUITE)
- FAMILY BATHROOM
- LOUNGE WITH GAS FIRE FITTED
- FULLY FITTED KITCHEN WITH INTEGRATED APPLIANCES
- GOOD LOCATION
- GAS CENTRAL HEATING
- DOWNSTAIRS CLOAKROOM
- FULLY TILED AND CARPETED
- CARTLODGE
- LANDSCAPED GARDENS WITH PATIO AND LAWN

Entrance hall

Front entrance door, fully fitted carpet, coved ceiling with chrome spotlights, smoke alarm, turned stairs leading to first floor Accommodation, doors to:

Downstairs cloakroom

A cloakroom comprising low level WC, wash hand basin, chrome heated towel rail, coved ceiling with chrome spotlights, extractor fan, mirror with matching border tiled surround, part tiled walls, ceramic tiled floor.

Kitchen 11'8" x 9'0"

Ceramic tiled floor, front aspect UPVC bay window, a fully fitted kitchen comprising inset stainless single drainer sink unit with cupboard beneath, work surfaces to the surround, matching cupboards and drawers under, eye level cupboards, splash back tiling, stainless steel gas hob, oven and extractor fan, integrated washing machine, dishwasher, fridge freezer, coved ceiling with chrome spotlights, chrome heated towel rail.

Living/Dining room 15'7" x 17'3"

Living room with front aspect UPVC bay window, two radiators, UPVC rear aspect French doors leading to garden, coved ceiling with chrome spotlights, coal effect gas fire on a granite hearth, fully fitted carpet.

First floor landing

Access to loft, fully fitted carpet, coved ceiling with spotlights, smoke alarm, airing cupboard, doors leading to:

Bedroom one 13'4" x 9'10"

Front aspect UPVC window, fully fitted carpet, radiator, ceiling with spotlights, coved ceiling, door to:

En-suite shower room

Ceiling with spotlights, stainless steel power shower, pedestal wash hand basin, low level WC, mirror, part tiled walls, rear aspect UPVC window, extractor fan, ceramic tiled floor and chrome heated towel rail.

Bedroom two 8'9" x 9'0"

Rear aspect UPVC window overlooking garden, radiator, ceiling with spotlights, coved ceiling, fully fitted carpet.

Bedroom three 9'3" 6'6"

Rear aspect window overlooking garden, radiator, ceiling with spotlights, coved ceiling, fully fitted carpet.

Family bathroom

A white suite comprising of panelled bath with shower attachment over with shower screen, front aspect UPVC window, mirror, part tiled walls, ceramic tiled floor, chrome heated towel rail.

Outside

The front is mainly laid to tarmac, driveway to the side fitted with outside tap and leading to cart lodge, small shrub frontage.

A rear garden with patio area leading to cart lodge, gate to the side leads to driveway. The garden is mainly laid to lawn with established shrub borders, fencing to the boundaries and established trees. The cart lodge has been designed so that it can be used for vehicles and as a seating/entertaining/bbq area, when the situation arises and is fitted with a light and electric sockets.

As A Pre Xmas Offer, This Property Has Been Significantly Reduced. As This Is The Last Remaining Property Available, Early Viewing Is Recommended.

If you would like more information on this property or wish to arrange a viewing, please contact us on the following numbers.

Tel: 07020 900900

E Mail: info@stormonthomes.co.uk