



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
92-100	<b>A</b>		
81-91	<b>B</b>		<b>84</b>
69-80	<b>C</b>	<b>74</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



## Links Avenue, Felixstowe Offers In The Region Of £675,000

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

To arrange a viewing of this property, or book a free valuation of your home call 01394 282828

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## Property Description

A substantial four bedroom detached family house situated in this sought after residential location that is only within a few minutes walk of the open countryside and the town centre. The accommodation comprises, entrance porch, hallway, cloakroom, office with sliding doors to the lounge leading to the dining room and conservatory, kitchen/breakfast room and utility room. The first floor offers master bedroom with en-suite bathroom, three further bedrooms and family bathroom. Outside the property sits back from the road with a driveway providing off road parking for several cars and access to the attached double garage. To the rear the garden is south facing and fully enclosed, with generous paved patio, laid to lawn and a wealth of mature shrubbery. No onward chain.

## Features Include

Substantial Detached House  
Close To Town Centre  
Driveway & Double Garage

## Also...

Four Double Bedrooms  
Conservatory  
South Facing Rear Garden



## Main accommodation

### Entrance Porch

Side aspect entry door, front aspect window and door to;

### Hall

Carpet, understairs cupboard, warm air vents, doors to;

### Cloakroom

Front aspect window, carpet, low level flush w/c, hand wash basin and recessed spot lights.

Office Feet: 11' 2" x 9' 1" | Meters: 3.40 x 2.77

Front & side aspect double glazed windows, carpet and sliding doors to the Lounge.

Lounge Feet: 18' 9" x 11' 9" | Meters: 5.72 x 3.58

Rear aspect double glazed bay window, side aspect double glazed door to Conservatory, gas fire, carpet, wall mounted uplighters, warm air vents and sliding door to;

Dining Room Feet: 11' 6" x 9' 5" | Meters: 3.51 x 2.87

Rear aspect double glazed window, carpet, wall mounted uplights and door to kitchen;

Conservatory Feet: 17' 4" x 12' 0" | Meters: 5.28 x 3.66

Rear aspect double glazed doors, rear & side aspect double glazed windows, tiled flooring with under floor heating and glass pitched roof.

Kitchen/Breakfast room Feet: 14' 9" x 11' 5" | Meters: 4.50 x 3.48

Rear & side aspect double glazed windows, side aspect double glazed door, wood laminate flooring, work surface with 1.5 bowl sink & drainer, 4 ring gas hob, integral dish washer, electric oven and wall and base mounted units. Door to;

Utility Feet: 10' 0" x 8' 9" | Meters: 3.05 x 2.67

Side aspect double glazed door, vinyl floor, stainless steel sink & drainer, space for washing machine & boiler cupboard with warm air boiler.

### Landing

Two front aspect double glazed window, side aspect windows, carpet, double width storage cupboard and airing cupboard, loft access and doors to;

Bedroom 1 Feet: 14' 9" x 8' 5" | Meters: 4.50 x 2.57

Rear & side aspect double glazed windows, carpet, air vent and built in double wardrobe, door to;

### En-Suite

Side aspect window, low level flush w/c, hand wash basin, panelled bath, part tiled walls and carpet.

### Bathroom

Side aspect window, carpet, low level flush w/c, hand wash basin, tiled walls, panelled bath and recessed spot lights.

Bedroom Feet: 12' 5" x 10' 0" | Meters: 3.78 x 3.05

Rear aspect double glazed window, carpet and fitted

