SPACIOUS VICTORIAN TOWN HOUSE WITH MATURE GARDENS & GARAGING

The Grange, 13 Priory Road, Felixstowe, IP11 7NE

Freehold
**Well proportioned light and airy accommodation over three floors**

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*Freehold*

- 7 bedrooms
- 3 bath/shower rooms
- 3 reception rooms
- Kitchen/breakfast room, utility & larder
- Office/playroom
- Cloakroom
- Double garage
- Mature gardens
- About 0.2 acre
- EPC rating = E

**Situation**

**Distances:**
- Ipswich: 12 miles (London Liverpool Street from 65 minutes)
- Felixstowe Station (London's Liverpool Street from 122 minutes)

*(All mileages and times are approximate)*

The Grange is set in a prime location on a quiet residential street yet close to Felixstowe’s main shopping centre and situated not far from the beach. Felixstowe is a thriving coastal town which is a popular location for both the retired and young with a wide range of shopping facilities, recreational and sporting amenities in and around the town.

Felixstowe ferry, situated close by at the mouth of the River Deben offers a wide range of water sports including a sailing and water-ski club.

The A14 provides ready access to the A12 and it connects to London and the Midlands.

**Description**

The Grange is set in a highly sought after location in Felixstowe close the to beach. The property is a handsome detached Victorian residence with accommodation extending over three floors.

The house is constructed from brick and rendered under a pitched tiled roof and offers enormous character with well proportioned rooms, ceiling roses, detailed plaster work and a bay window in the sitting room.

The accommodation comprises the drawing room which is a large light and airy room with a triple aspect and door to the terrace and garden beyond. The sitting room has double doors which open on to the dining room and kitchen/breakfast room, providing a spacious open plan living space. There is a covered side alley off the kitchen which gives access to both the front and rear of the property.
The first floor offers 4 bedrooms and 2 bath/shower rooms (1 en suite) with the second floor providing 3 further bedrooms and a bathroom. A delightful balcony runs along the rear of the property, accessed via the landing.

Outside
The property is approached across a paved driveway giving access to the double garage and off road parking for several vehicles.

The gardens are a particular feature mainly laid to lawn lying to the rear providing a large and sheltered space with established trees, flower beds and a pond. There is a wide terrace running along the rear of the property, perfect for al fresco dining.

Services:
Mains water, electricity, drainage and gas central heating.

Directions
From Ipswich take the A14 to Felixstowe and proceed into Felixstowe over the main roundabout onto the A154. At the next roundabout take the first exit, next roundabout take the fourth exit, then first exit at the next roundabout, then turn right onto Priory Road. The Grange will be found on the left hand side.

Tenure:
Freehold

Local Authority:
Suffolk Coastal District Council

Outgoings:
Council Tax Band G

Viewing:
Strictly by appointment with Savills
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