



**112 Valley Walk, Felixstowe, Felixstowe, IP11 7TB**

**£375,000 FREEHOLD**

Requiring general modernisation and improvements, a modern detached house built in the early 1990's of traditional brick cavity wall construction with rendered upper elevations beneath a pitched tiled roof.

The property was originally built with four bedrooms however the vendors have incorporated two bedrooms to give a much larger second bedroom, this could easily be converted back if required.

The accommodation briefly comprises, entrance hall, cloakroom, lounge, dining room, kitchen/breakfast room, three bedrooms, (originally four), en-suite bathroom to the master bedroom, and double garage currently utilised as a single garage and office.

Further benefits include gas fired central heating, parking for up to six vehicles and an attractive South East facing rear garden.

The property is set back from the road in a small residential close off Valley Walk less than half a mile from Felixstowe's main town centre shopping thoroughfare.

Wooden entrance door opening to

#### **ENTRANCE HALL**

Staircase leading to the first floor with cupboard below, radiator, laminate wood flooring, window to the front aspect.

**CLOAKROOM** White suite comprising low level W.C., wash hand basin, tiled splashback, radiator, window to the side aspect.

#### **LOUNGE 18' 2" x 10' 7" plus door recess (5.54m x 3.23m)**

Timber fireplace surround with marble inset and hearth, gas living flame fire, two radiators, two wall light points, T.V. points, built in cupboard, window to the front aspect, sliding patio doors opening to the rear garden and door double doors opening to

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

Radiator, laminate wood floor, window to the rear aspect.

#### **KITCHEN/BREAKFAST ROOM 18' 4" reducing to 11' 8" x 9' 4" (5.59m x 2.84m)**

Range of white high gloss finished units comprising base cupboards and drawers, fitted work surfaces over, inset stainless steel single drainer sink unit, with mixer tap, tiled splash backs, matching eye level cupboards, gas four ring hob with extractor hood over, built in double oven, space and plumbing for automatic washing machine and dishwasher, integrated fridge/freezer, cupboard housing Ideal Classic gas fired boiler, tiled floor, radiator, window to the front aspect further window and door to the rear garden.

#### **FIRST FLOOR LANDING**

Access to loft space, built in airing cupboard housing pre-insulated hot water cylinder, pine slatted shelves.

#### **BEDROOM 1 13' 8" reducing to 11' 7" x 11' 2" (4.17m x 3.53m)**

Built in double door and single door wardrobes, radiator, window to the rear aspect.

#### **EN-SUITE BATHROOM**

Refitted with a modern white suite comprising panel bath with shower over, glazed screen, low level W.C., pedestal wash hand basin, fully tiled walls, radiator, electric shaver point, window to the side aspect.

#### **BEDROOM 2 18' 2" x 10' 0" reducing to 8' (5.54m x 3.05m)**

Formerly two separate bedrooms and easily converted back if required. Laminate wood flooring, two radiators, windows to the front and rear aspect.

#### **BEDROOM 3 8' 6" x 8' 4" (2.59m x 2.54m)**

Radiator, window to the rear aspect.

**BATHROOM** White suite comprising mahogany panel bath with Triton shower over, pedestal wash hand basin, low level W.C., fully tiled walls, radiator, electric shaver point, window to the front aspect.



## OUTSIDE

The property is set back from the road in a small residential cul de sac of three properties accessed from Valley Walk.

To the front of the property there is a double width driveway, additional hardstanding and carport enabling off street parking for up to six vehicles.

**DOUBLE GARAGE.** Currently divided into a single garage and office. Single garage with up and over door, strip lighting, power points. Office measuring 16' x 7'10" fully plastered walls and ceiling, multiple power points and personal door to the side.

To the rear of the property there is a pleasant South Easterly facing garden mainly laid to lawn, patio area, established shrub borders, dual side gate access. Timber shed.

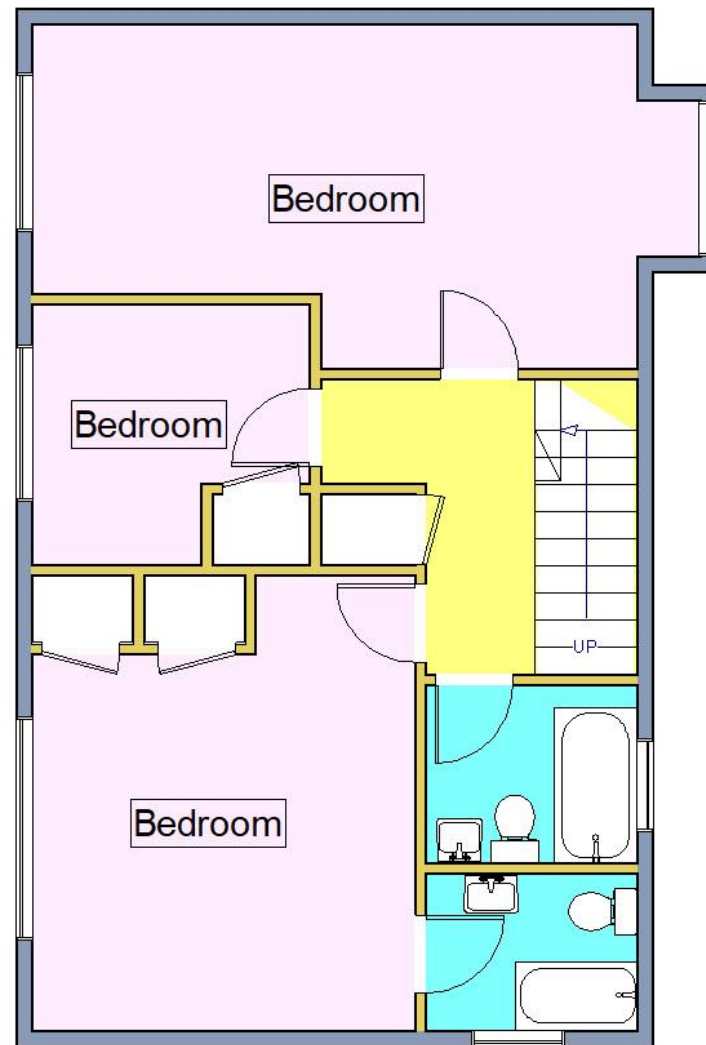
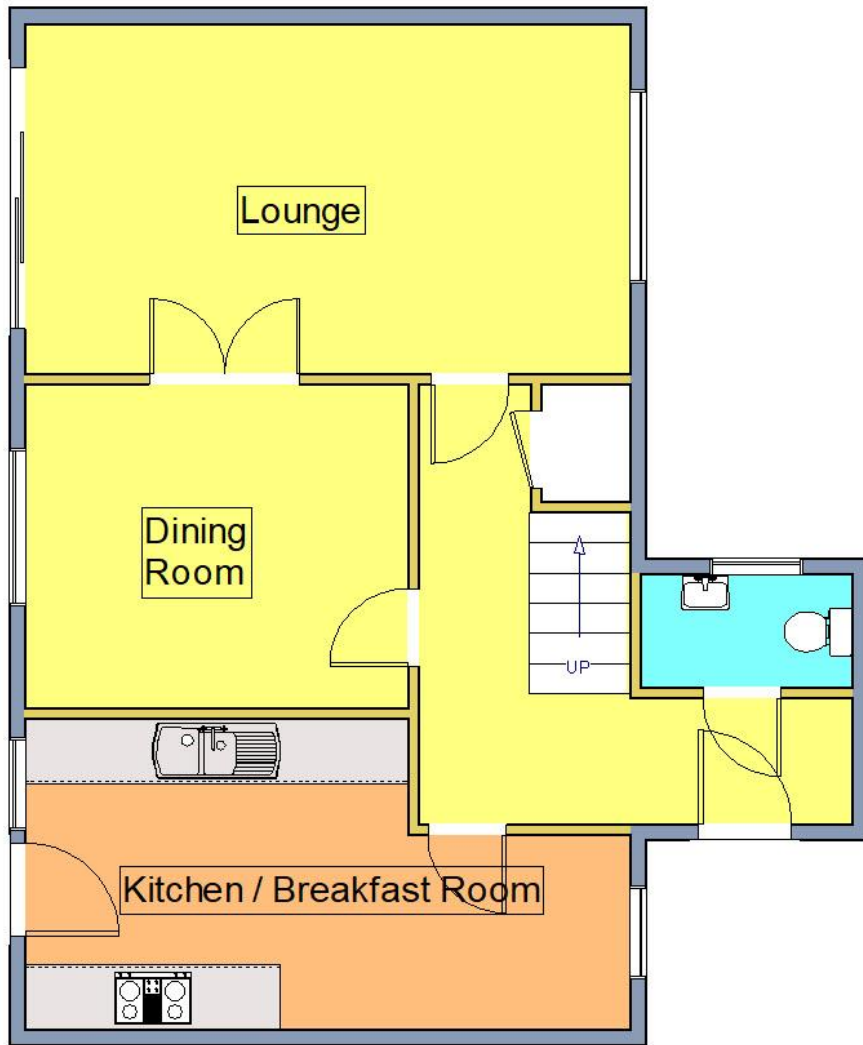












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	<b>80</b>
(55-68)	<b>D</b>	<b>62</b>
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 