



## 34 Valley Walk, Felixstowe, IP11 7TB

**£300,000 Freehold**

Located on the popular Valley Walk development close to the Felixstowe town centre is this rarely available and beautifully presented three bedroom semi detached family home.

In addition to the three bedrooms the property benefits from a garage with off road parking, a modern open plan kitchen and a conservatory, three bedrooms and a family bathroom.

Heating is supplied in the form of gas fired central heating via radiators and windows are of double glazed construction. The property is conveniently situated in close proximity to the Felixstowe town centre, train station and local schooling.

A viewing is highly recommended to appreciate the modern accommodation on offer.

UPVC entrance door opening into:-

**ENTRANCE HALL** Solid oak flooring, radiator, stairs leading to the first floor, doors leading to:-

**CLOAKROOM** Suite comprising low level W.C., wash hand basin, part tiled walls, radiator and obscured window to the front aspect.

**LOUNGE 14' 1" x 12' 8" (4.29m x 3.86m)**

Solid oak flooring, radiator, under stairs storage cupboard, T.V point, French doors opening into the conservatory, further opening into:-

**KITCHEN / DINER 16' x 9' 3" (4.88m x 2.82m)**

Solid oak flooring, radiator, window to the front aspect and French doors opening to the rear garden. The kitchen consists of wooden fitted worktops with tiled splashback, breakfast bar area, storage units above and matching storage units and drawers below. Ceramic one and a half bowl sink unit with mixer tap and single drainer, integrated appliances such as fridge freezer, washing machine and dishwasher, eye level AEG double oven, four ring AEG gas hob with cooker hood above, spotlights.

**CONSERVATORY 11' 7" x 9' 10" (3.53m x 3m)**

Brick built base conservatory with UPVC windows and doors overlooking the rear garden, radiator.

**FIRST FLOOR LANDING** Large arch window to the front aspect, access to loft space, airing cupboard housing combination boiler, doors leading to:-

**BEDROOM 1. 12' 1" x 9' 7" (3.68m x 2.92m)**

Wood flooring, radiator, window to the rear aspect.

**BEDROOM 2. 11' 4" x 9' 7" reducing to 11' 7" (3.45m x 2.92m)**

Radiator, window to the rear aspect.

**BEDROOM 3. 8' 5" x 7' 10" (2.57m x 2.39m)**

Window to the front aspect and built-in single wardrobe.

**BATHROOM** Suite comprising; low level WC, hand wash basin with mixer tap, panelled bath with shower over head and shower screen. Heated towel rail. Tiled walls. Obscured window to the front aspect.

**OUTSIDE** To the front of the property there is a driveway enabling off street parking, side access gate, lawn and garden path leading to the entrance door.

**REAR GARDEN** Mainly laid to lawn with fencing to boundaries, small patio area, outside lighting and outside tap, side access gate and service door leading into the garage.

**GARAGE 17' 5" x 8' 10" (5.31m x 2.69m)**

Up and over door, light and power connected, pitched roof.

**COUNCIL TAX BAND** Band ' C '







