



38 Stables Road, Felixstowe, IP11 9FH

£375,000 FREEHOLD

Situated in a quiet cul-de-sac and located on the popular Walton Gate development built by the Barratt Group in 2019 is this four-bedroom detached family home.

In addition to the four bedrooms the property benefits from two reception rooms, off road parking, garage and a south west facing rear garden. Additionally there is a modern kitchen/breakfast room and an en-suite to bedroom one.

The accommodation in brief comprises entrance hall, lounge, dining room/study, kitchen/diner, upstairs there are four bedrooms with an en-suite to bedroom one and a family bathroom.

Heating is supplied in the form of gas fired central heating to radiators and windows are of double glazed construction.

The property benefits from the remainder of the NHBC warranty.

Walton Gate is located a short distance away from a parade of shops and amenities located on Walton High Street, Felixstowe Academy is also nearby.

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

ENTRANCE DOOR

Opening into :-

ENTRANCE HALL 14' 10" x 6' 5" (4.52m x 1.96m)

LVT flooring, stairs leading upto the first floor, under stairs storage cupboard, radiator, further storage cupboard and doors to :-

CLOAKROOM

Suite comprising low level WC, corner hand wash basin with mixer tap, LVT flooring, part tiled walls, extractor.

LOUNGE 16' 8" x 10' 10" (5.08m x 3.3m)

Two radiators, window to the front aspect, TV point, french doors opening out into the rear garden.

DINING ROOM/STUDY 10' 10" x 9' 8" (3.3m x 2.95m)

Radiator, windows to both front and side aspect, TV point.

KITCHEN/DINER 15' maximum x 15' (4.57m x 4.57m)

Modern kitchen comprising fitted worktops with high white gloss storage units above and matching units and drawers below, stainless steel one and a half sink unit with mixer tap and single drainer, integrated appliances such as a fridge/freezer, dishwasher, and washing machine, integrated eye level electric oven with a four ring electric hob and cooker hood above, LVT flooring, radiator, windows to both side and rear aspect with french doors opening out onto the rear garden, cupboard housing the Logic combi-boiler, spotlights.

FIRST FLOOR LANDING

Radiator, window to the rear aspect, access to the loft space.

BEDROOM 1 15' 1" x 10' 1" (4.6m x 3.07m)

Radiator, windows to both side and rear aspect, door opening into :-

EN-SUITE SHOWER ROOM 6' 9" x 3' 10" (2.06m x 1.17m)

Modern suite comprising low level WC, hand wash basin with mixer tap, walk in shower, part tiled walls, heated towel rail, shaver point, extractor, obscured window to the side aspect.

BEDROOM 2 14' 8" x 10' 2" (4.47m x 3.1m)

Radiator, windows to both front and side aspects.

BEDROOM 3 12' 3" x 10' 2" (3.73m x 3.1m)

Radiator, window to the front aspect.

BEDROOM 4 7' 5" x 7' 3" (2.26m x 2.21m)

Radiator, window to rear aspect.

FAMILY BATHROOM 6' 9" x 5' 6" (2.06m x 1.68m)

Modern suite comprising low level WC, hand wash basin with mixer tap, panelled bath with mixer tap and shower over, part tiled walls, heated towel rail and extractor.

OUTSIDE


To the front of the property there is a small front garden mainly laid to lawn with a shrub border, garden path leading to the entrance door.

The rear garden is south west facing and comprises a good size patio area with a wooden pergola, outside tap, outside socket, the rest of the garden is mainly laid to lawn and is partly enclosed by fencing and partly enclosed by a wall, there is a gate leading out to the driveway which has ample off road parking.

GARAGE 20' 4" x 10' 9" (6.2m x 3.28m)

Larger than average garage with up and over door, pitched roof and light and power connected.

COUNCIL TAX -Band 'E'

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	94
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		







