



43 Valley Walk, Felixstowe, IP11 7TD

£365,000 FREEHOLD

A modern detached house of traditional brick, part rendered cavity wall construction, beneath a pitch tiled roof, constructed in the early 1990s by Messrs Moody Homes Ltd

The accommodation briefly comprises entrance hall, cloakroom, lounge, dining room, kitchen, utility room, four bedrooms (master bedroom with en-suite shower room) and separate family bathroom and single garage.

Further benefits of the property include UPVC sealed unit double glazed windows, gas fired central heating and a good size south facing rear garden.

The property is situated on Valley Walk which is a residential no through road convenient for nearby schools and within approximately a quarter of a mile from Felixstowe's main town centre shopping thoroughfare.

UPVC SEALED UNIT DOUBLE GLAZED DOOR

Opening to :-

ENTRANCE HALLWAY

Staircase leading to the first floor, radiator.

CLOAKROOM

White suite comprising low level WC, wash hand basin, tiled splashback, radiator, UPVC sealed unit double glazed window to the front aspect.

LOUNGE 21' x 11' 10" (6.4m x 3.61m)

Fireplace surround with marble inset and hearth, living flame effect gas fire, TV point, radiator, two wall light points, glazed double doors opening to :-

CONSERVATORY 12' 6" x 9' 10" (3.81m x 3m)

UPVC sealed unit double glazed construction casement door opening to the rear garden.

DINING ROOM 13' 3" x 12' (4.04m x 3.66m)

Radiator, UPVC sealed unit double glazed window to the front aspect, door to :-

KITCHEN 16' 8" x 8' 10" (5.08m x 2.69m)

Fitted with a comprehensive range of fitted units comprising base cupboards and drawers with work surfaces over, inset composite single drainer one and a half bowl sink unit with mixer tap, tiled splash backs, matching eye level cupboards, built in double oven, integrated dishwasher, gas four ring hob with concealed extractor hood over, radiator, UPVC sealed unit double glazed window to the rear aspect.

UTILITY ROOM 5' 10" x 5' 6" (1.78m x 1.68m)

Stainless steel single drainer sink unit with mixer tap, tiled splash backs, cupboards below, space and plumbing for automatic washing machine, wall mounted Glo-worm gas fired boiler, UPVC sealed unit double glazed window and casement door opening to the rear garden.

FIRST FLOOR LANDING

Access to the loft space, UPVC sealed unit double glazed window to the rear aspect, built in airing cupboard housing pre-insulated lagged hot water tank.

BEDROOM 1 14' 6" x 12' (4.42m x 3.66m)

Built in double door and single door wardrobe cupboard, radiator, UPVC sealed unit double glazed window to the front aspect.

EN-SUITE SHOWER ROOM

White suite comprising walk in shower cubicle with tile surround, mixer shower, low level WC, wash hand basin with mixer tap, cupboard below, part tiled walls, electric shaver point, radiator, UPVC sealed unit double glazed window to the rear aspect.

BEDROOM 2 11' 6" x 8' 9" plus door recess (3.51m x 2.67m)

Built in double door wardrobe, radiator, UPVC sealed unit double glazed window to the front aspect.

BEDROOM 3 10' 2" x 6' 6" (3.1m x 1.98m)

Radiator, UPVC sealed unit double glazed window to the rear aspect.

BEDROOM 4 8' 3" max x 7' 8" max (2.51m x 2.34m)

Built in cupboards, radiator, UPVC sealed unit double glazed window to the front aspect.

BATHROOM

Modern white suite comprising panel bath with Mira Sprint over, low level WC, pedestal wash hand basin, radiator, part tiled walls, UPVC sealed unit double glazed window to the rear aspect.

OUTSIDE

To the front of the property there is a small open plan garden laid to lawn with adjacent driveway enabling off street parking for two/three vehicles and providing access to the garage.

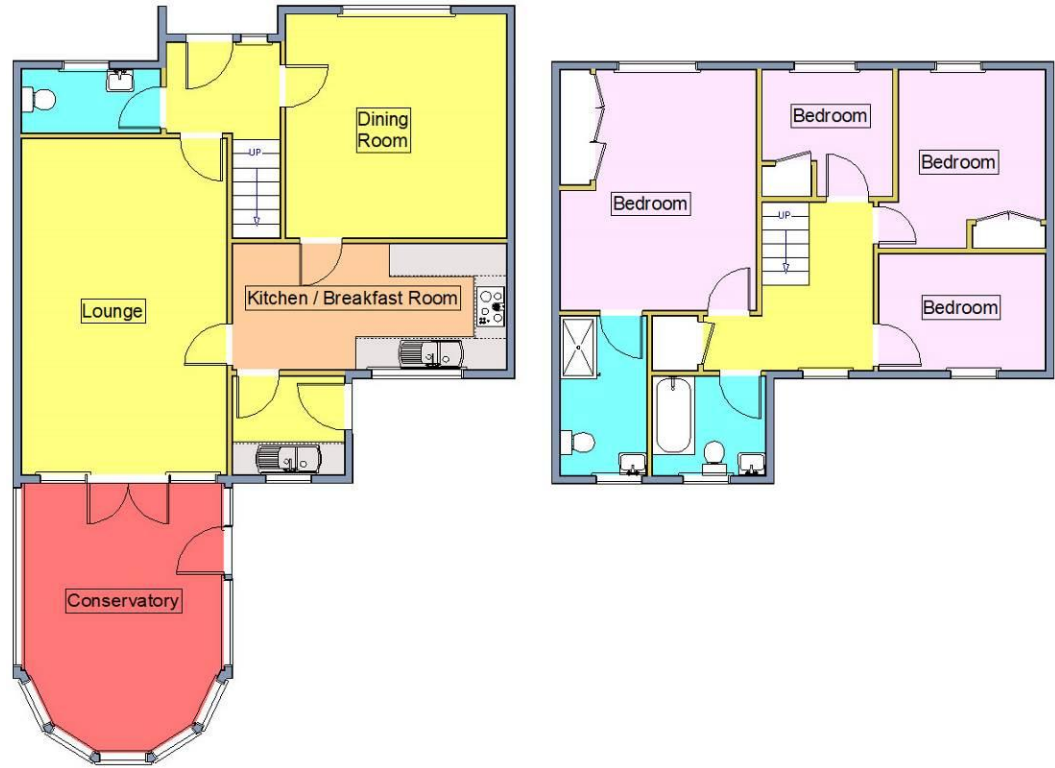
To the rear of the property there is a garden with a southerly aspect measuring approximately 55' in depth x approx 42' in width, comprising lawn and patio area with timber fencing to the boundaries.

SINGLE GARAGE 17' 2" x 8' 2" (5.23m x 2.49m)

Up and over door, power and light connected, personal door leading to the rear garden.

COUNCIL TAX

Band 'E'



Address: 43 Valley Walk, FELIXSTOWE, IP11 7TD
RRN: 4534-6721-3400-0081-1202

