



120 Valley Walk, Felixstowe, IP11 7TB

£500,000 FREEHOLD

A beautifully presented and rarely available executive style detached house being one of only three constructed in this style, built to a high specification around 1996.

The well planned and tastefully decorated accommodation briefly comprises entrance hall, cloakroom, lounge, study/dining room, stunning double glazed Orangery, fitted kitchen with integrated appliances, utility room, four bedrooms (two of which have en-suite shower rooms), family bathroom and single garage.

Further benefits include UPVC sealed unit double glazed windows and gas fired central heating via radiators.

The property is situated in a quiet location at the end of Valley Walk with beautiful mature landscaped gardens to the rear and is less than half a mile from Felixstowe's main town centre.

UPVC SEALED UNIT DOUBLE GLAZED ENTRANCE DOOR

Opening to :-

ENTRANCE HALLWAY

Staircase leading to the first floor with storage cupboard below, modern tile effect flooring, vertical radiator, coved ceiling.

CLOAKROOM

Modern white suite comprising low level WC, wash hand basin with mixer tap and high gloss finished vanity cupboard below, tiled splashback, chrome heated towel rail/radiator, coved ceiling, modern tile effect flooring, UPVC sealed unit double glazed window to the side aspect.

LOUNGE 18' 6" x 13' 6" (5.64m x 4.11m)

Designer Bioethanol wall mounted fire with split brick surround, modern tile effect flooring, two radiators, two wall light points, TV point, UPVC sealed unit double glazed French doors and side panels opening to the rear garden.

KITCHEN/BREAKFAST ROOM

KITCHEN 16' x 8' (4.88m x 2.44m)

Fitted with a comprehensive range of high gloss finished units comprising base cupboards and drawers, saucepan drawers, wood grain effect work surfaces over, matching eye level cupboards with under cupboard lighting, stainless steel single bowl sink unit with adjacent stainless steel drainer and mixer tap, built in stainless steel double oven and electric induction hob, stainless steel splashback, stainless steel and glass canopy style extractor hood, integrated dishwasher and fridge/freezer, cupboard housing wall mounted Ideal Classic gas fired boiler, peninsular breakfast bar, designer radiator, modern tile effect flooring, UPVC sealed unit double glazed window to the front aspect.

UTILITY ROOM 6' 8" x 5' (2.03m x 1.52m)

Matching high gloss finished base cupboards with wood grain effect work surface over, inset stainless steel sink unit with mixer tap, space for fridge/freezer, space and plumbing for automatic washing machine, modern tile effect flooring, radiator, UPVC sealed unit double glazed window and door to the side aspect.

DINING ROOM/STUDY 12' 2" x 9' 8" (3.71m x 2.95m)

Modern tile effect flooring, two wall light points, radiator, glazed folding doors opening to :-

ORANGERY 14' 6" x 11' 6" (4.42m x 3.51m)

A stunning addition providing extra living accommodation constructed in double glazed units with pitched double glazed roof with electrically operated windows, LED ceiling spotlights, UPVC sealed unit double glazed door to the garden, modern tile effect flooring, bi folding doors opening onto the patio.

ACCESS TO LOFT SPACE

Built in airing cupboard housing pre-insulated lagged hot water cylinder.

BEDROOM ONE 14' 6" x 14' reducing to 11' 10" (4.42m x 3.61m)

Two built in double door wardrobes, radiator, UPVC sealed unit double glazed window to the rear aspect.

EN-SUITE SHOWER ROOM

Modern white suite comprising walk in shower cubicle with waterproof panelled walls, mixer shower, wash hand basin with mixer tap and high gloss finished vanity cupboards below, WC with concealed cistern, chrome heated towel rail/radiator, LED ceiling spotlights, extractor fan, UPVC sealed unit double glazed window to the side aspect.

BEDROOM TWO 14' x 8' 10" (4.27m x 2.69m)

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

EN-SUITE SHOWER ROOM

Modern white suite comprising glazed corner shower cubicle with waterproof panelled surround, low level WC, wash hand basin with mixer tap and high gloss finished units below, chrome heated towel rail/radiator, LED ceiling spotlights, extractor fan, UPVC sealed unit double glazed window to the side aspect.

BEDROOM THREE 14' 3" max reducing to 10'x 9' (4.34m x 2.74m)

Radiator, two built in cupboards, UPVC sealed unit double glazed window to the front aspect.

BEDROOM FOUR 11' x 10'6" maximum reducing to 6' 6" (3.35m x 1.98m)

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

FAMILY BATHROOM

Modern white suite comprising panelled bath with shower over, glazed folding shower screen, pedestal wash hand basin, low level WC, tiled floor, part tiled walls, electric shaver point, UPVC sealed unit double glazed window to the side aspect.

OUTSIDE

To the front of the property there is a low maintenance open plan garden with resin driveway and additional parking for 3/4 vehicles, access to :-

GARAGE

Currently divided into two areas but could easily be converted back if required :-

Section 1 is 9'6 x 9'2

Electric remote control roller door, power and light connected.

Section 2 is 8'10" x 7'2"

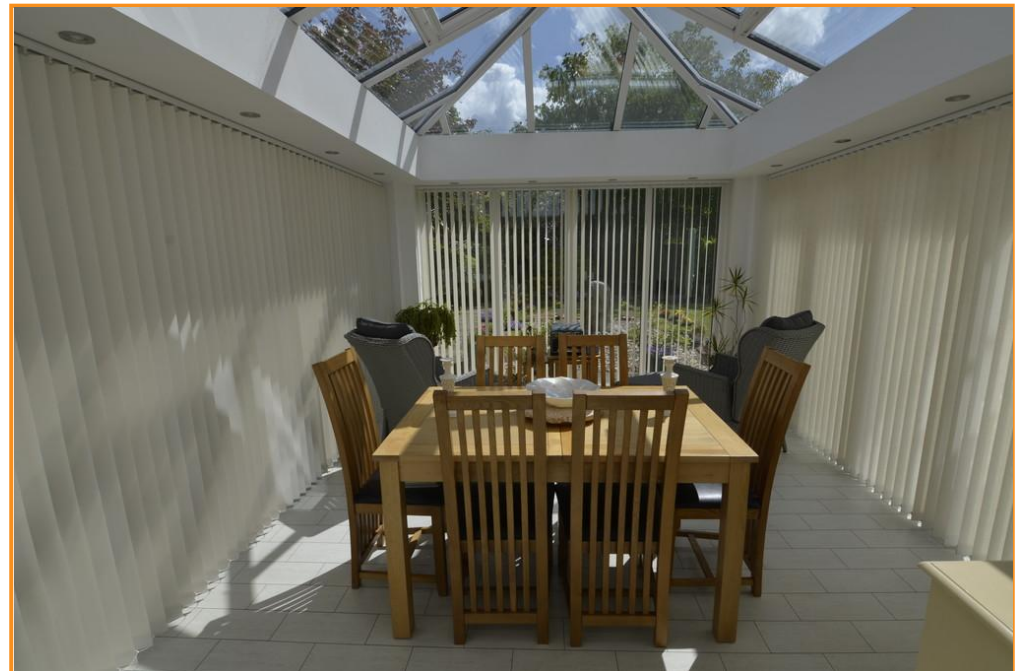
Currently used as a garden store. Power points and light connected, UPVC sealed unit double glazed door to the side, paved area with space for storage.

Gate leading to the rear garden.

To the rear of the property there is an attractive east facing garden comprising paved patio areas, shingle beds and water feature, lawn with clay tile style edging, further Flagstone patio, mature trees and shrubs, cold water tap, external lighting and timber fencing to the boundaries.

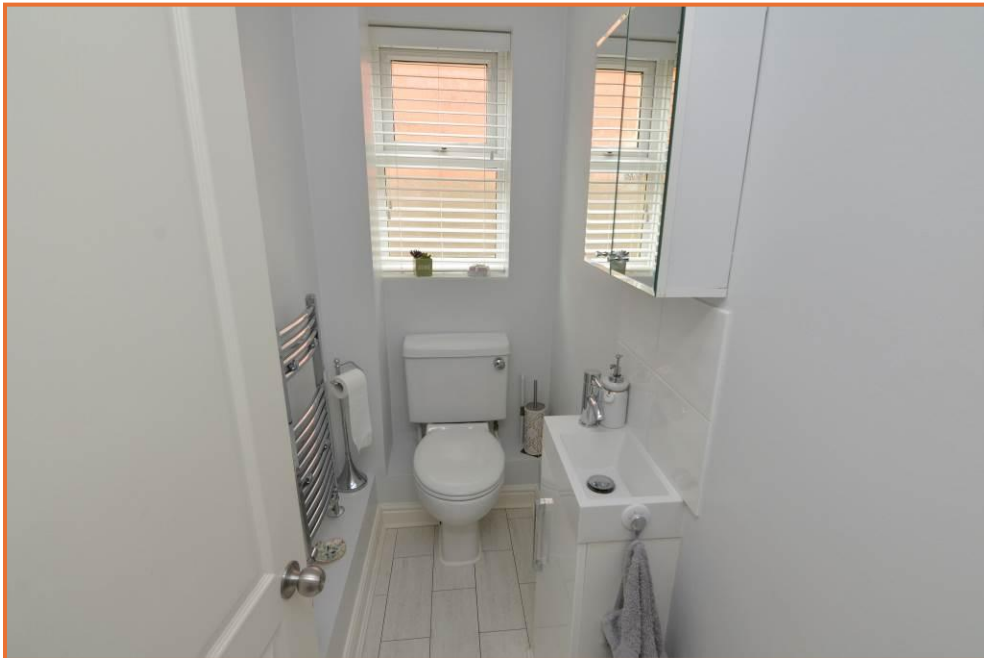
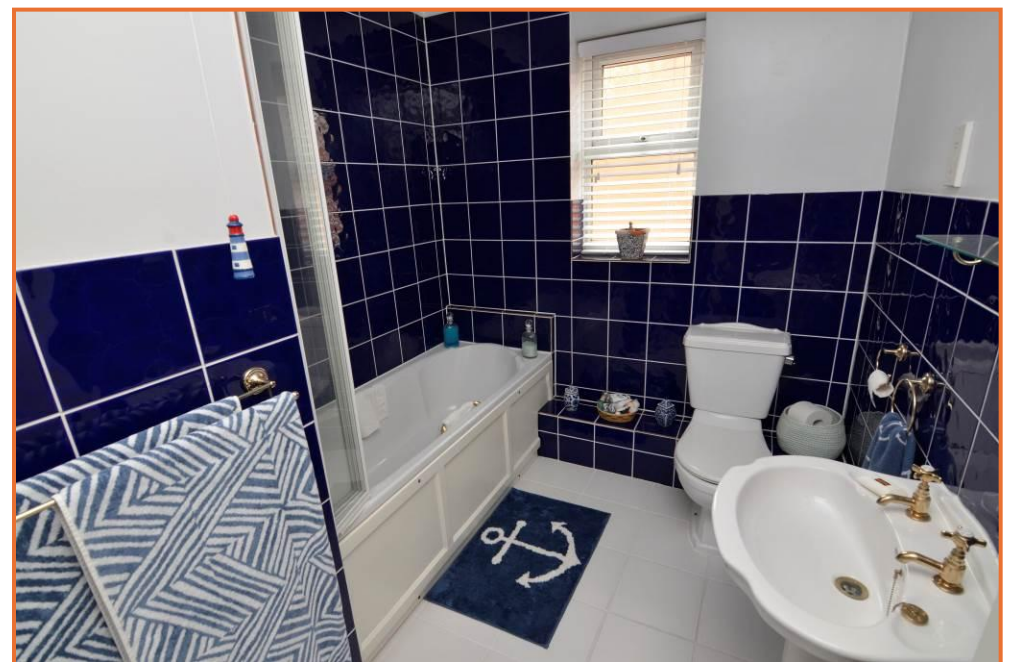
COUNCIL TAX

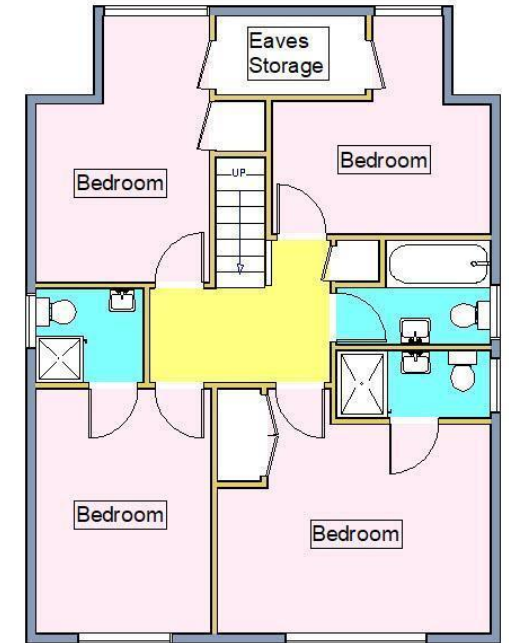
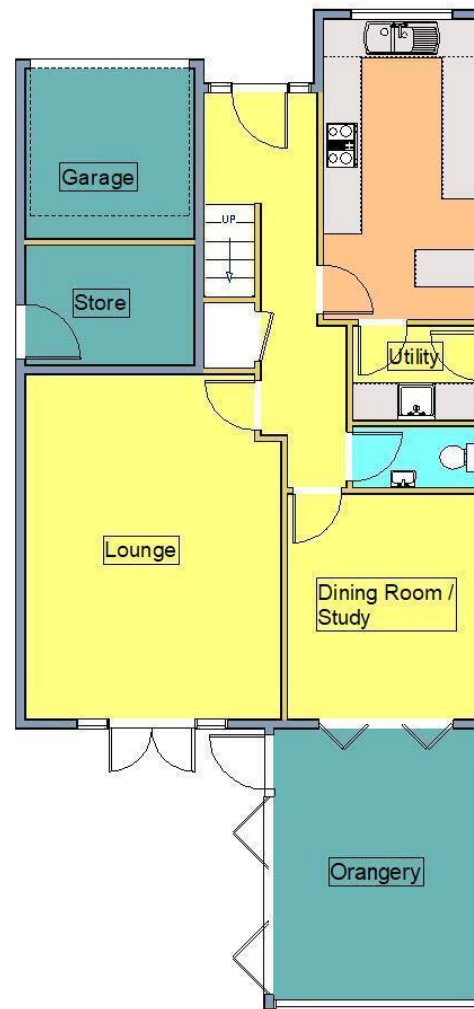
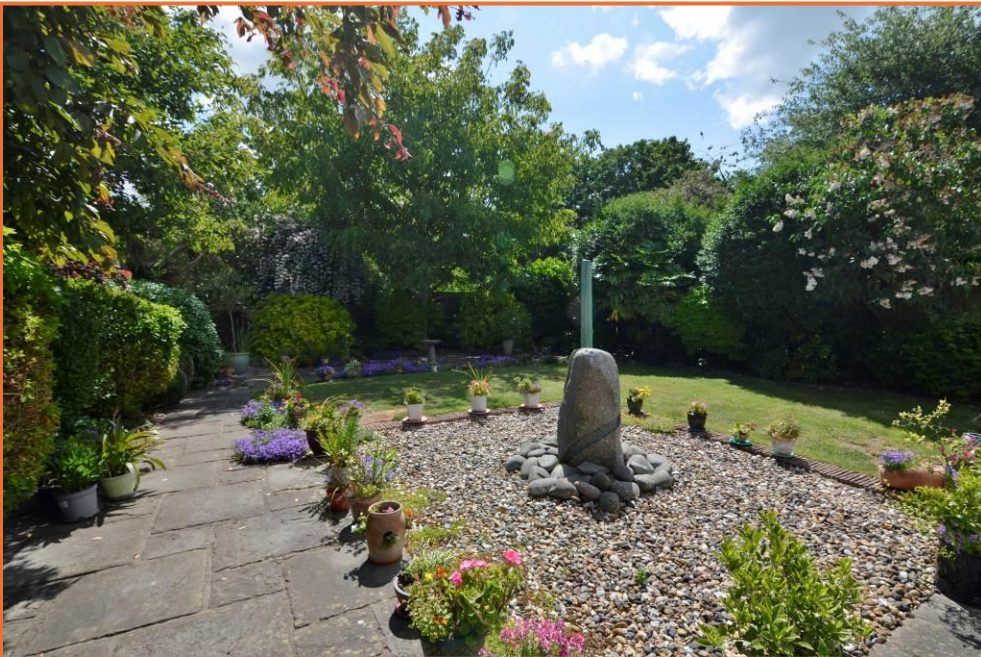
Band 'E'











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		81
(55-68) D	57	
(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		