



Guide price £305,000
Orford Road, Felixstowe, IP11



 4
Bedrooms

 2
Bathrooms

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS |
enquiries@wainwrights.co.uk

01394 275276



No Onward Chain. Sea Front Location. Two Parking Spaces. Spacious Living Accommodation. Well Presented Throughout. Three Storey Modern Town House. Three / Four Bedrooms. On The Martello Park Development.

Wainwrights are pleased to welcome you to this modern, spacious, and impeccably designed townhouse, in the enviable position within the prestigious Martello Park Development. Constructed in 2015, this exceptional property is now available for sale with no onward chain. Upon entering this impressive home, you are greeted by a welcoming entrance hallway, leading to a well-appointed kitchen and dining area. This in turn opens out to a rear patio, perfect for al-fresco family meals and entertaining. The first floor features a spacious bedroom, a cloakroom and the main living room; which is a light and airy space with a Juliet balcony to the rear & patio doors that flood the room with natural light. The second floor houses the second bedroom, the family bathroom and the luxurious master bedroom, complete with en-suite bathroom. Outside, the property boasts a low-maintenance west facing garden, with raised patio area, ideal for enjoying the warm summer evenings and the fresh coastal air.

Entrance Hallway 2.05m x 3.93m (6' 9" x 12' 11")

Kitchen/Diner 4.60m x 3.40m (15' 1" x 11' 2")

Modern fitted kitchen with laminate worktops, matching eye level and base level units and built in appliances. Window to the rear aspect and French doors leading to the outside patio.

Downstairs Cloakroom 0.98m x 1.65m (3' 3" x 5' 5")

Radiator and white porcelain two piece set consisting of hand wash basin and low level flush wc.

Bedroom Four / Study 2.70m x 2.50m (8' 10" x 8' 2")

With window to the front aspect and radiator.

First Floor Landing

Wide enough for a small seating area, or desk. Window to the front aspect and doors leading to:

Reception Room 4.70m x 3.30m (15' 5" x 10' 10")

Window to the rear aspect, radiator.

First Floor Cloakroom 0.94m x 1.96m (3' 1" x 6' 5")

Radiator and white porcelain two piece set consisting of hand wash basin and low level flush wc.

Bedroom Three 3.40m x 2.60m (11' 2" x 8' 6")

Window to front aspect, radiator.

Second Floor Landing

Storage cupboard and doors to:

Bedroom Two 3.40m x 2.60m (11' 2" x 8' 6")

Window to rear aspect, radiator.

Family Bathroom 2.11m x 1.97m (6' 11" x 6' 6")

Opaque window to the rear, towel radiator, three piece bathroom set consisting of: wc, hand wash basin and bath with shower over.

Bedroom One *3.60m x 3.60m (11' 10" x 11' 10")*

Large double bedroom with window to the front aspect, modern built in wardrobes and door leading to En-suite shower room - Window to front aspect, hand wash basin, wc and double sized walk-in shower.

Outside Space *7.04m x 5.19m (23' 1" x 17')*

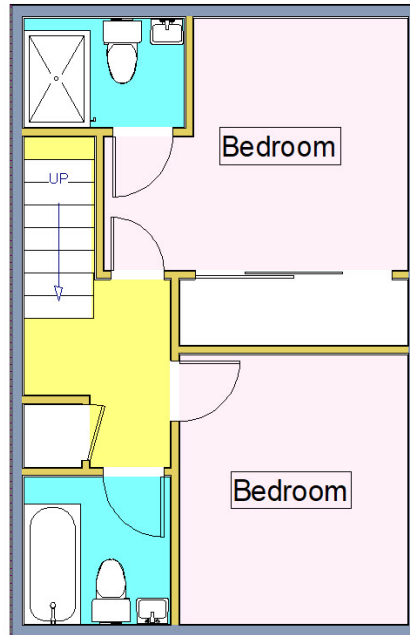
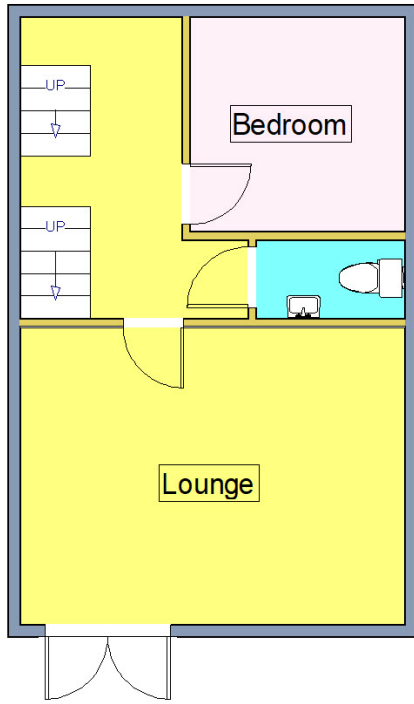
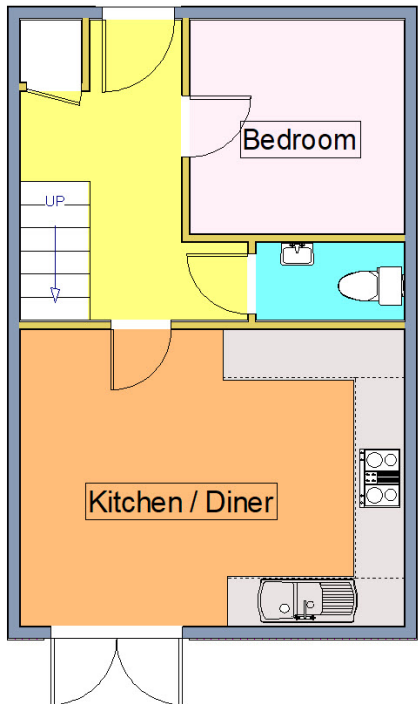
There are steps leading up to the front door and the front garden is mainly laid to lawn, with established hedge borders. The low maintenance back garden benefits from a raised patio, offering a large storage space underneath. The remainder of the garden space can be used for parking, via the double gates to the rear, or as additional outdoor space. There is an additional private parking space directly outside the gates.

Additional Information

Tenure - Freehold EPC Rating - Current is 82B & potential to be 93A Council Tax Band - C (2023/24: £1,787.64) Services - We understand that mains water, drainage, gas and electricity are connected to the property. Property Type - Mid-Terrace House Total Floor Area - 101 square metres Total Plot Size - 128 square metres Wainwrights Estate & Lettings Agent Ltd. Co No. 14699401. Trading Address: 156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS. Misrepresentation Act 1967 and Property Misrepresentations Act 1991. This advertisement or these particulars do not constitute any part of an offer or contract. All measurements are given as a guide, and no liability can be accepted for any errors arising from. No responsibility is taken for any other error, omission, or misstatement in these particulars not for any expenses incurred by the applicants for whatever reason. No representation or warranty is made in relation to this property whether in these particulars, during negotiations or otherwise. Intending purchasers will be asked to produce identification documentation and proof of funds at a later stage. Wainwrights has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



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| Energy Efficiency Rating | | |
|--|-----------|-------------------------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | 93 |
| (81-91) B | 82 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC |

Address: Felixstowe IP11

