



Guide price £525,000
Ferry Road, Old Felixstowe, IP11



 3
Bedrooms

 1
Bathroom

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

01394 275276



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Old Felixstowe Location. Detached Property. Modern Design Throughout. Large Driveway. Garage and Off-Road Parking. Gas Central Heating. UPVC Double Glazing Throughout.

Wainwrights present this spacious and rarely available three double bedroom detached house, located in the highly sought after Ferry Road, in Old Felixstowe. The sea and the countryside are both a short stroll away and the golf course, sailing club and Felixstowe town centre are also close by. Extended and renovated to a very high standard, with new roof, windows and central heating system, the house also boasts a large open plan area incorporating the spectacular modern kitchen and general living space. There is a separate dual-aspect lounge and the outside space provides a very attractive and extremely practical entertainment space, complete with a hot tub. Other features include a large family bathroom, a downstairs cloakroom, a garage and ample off road parking.

Hallway 3.80m x 1.80m (12' 6" x 5' 11")

Reception Room 6.40m x 3.60m (21' x 11' 10")

Kitchen/Diner 6.40m x 5.55m (21' x 18' 3")

Utility Room 3.70m x 1.80m (12' 2" x 5' 11")

Downstairs Cloakroom 1.75m x 0.80m (5' 9" x 2' 7")

Stairs leading to first floor landing: 3.63m x 1.82m (11' 11" x 6')

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

Walk in wardrobe - 2.77m x 1.85m (9'1"x 6'1")

Bedroom Two 3.61m x 3.64m (11' 10" x 11' 11")

Bedroom Three 3.62m x 2.71m (11' 11" x 8' 11")

Bathroom 3.20m x 2.45m (10' 6" x 8')

Rear Garden 12.40m x 11.60m (40'8" x 38'1")

Garage 5.45m x 2.63m (17' 11" x 8' 8")

Additional Information

Tenure - Freehold EPC Rating - Current is 70C and potential to be 85B Council Tax Band - D (2023/24: £2,011.09) Services - We understand that mains water, drainage, gas and electricity are connected to the property. Property Type - Detached house Total Floor Area - 125 square metres Total Plot Size - 375 square metres



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C	70	
(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

