



Guide price £625,000
Felixstowe, IP11



 5
Bedrooms

 2
Bathrooms

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Prime old Felixstowe location. Quiet cul-de-sac. No onward chain. Generous-sized plot. Outdoor swimming pool. Ample off-street parking. Large garage & workshop. Five bedrooms. Three reception rooms. Rear conservatory. In need of modernisation. Internal floor area over 1800 Sq Foot/172 Sq Meters.

Wainwrights are pleased to offer for sale this rarely available, grand property, positioned at the top end of one of the most highly sought after cul-de-sac locations in Old Felixstowe. Beautiful old house in need of modernization with the potential to become one of the finest dwellings in the area. The "Haven" is approached via a gated driveway, providing ample off-street parking and a double length garage, with an integral workshop area. The internal layout is very practical and boasts three reception rooms, a conservatory, five bedrooms and two bathrooms. The rear garden has a swimming pool and is mainly laid to lawn, with paved areas and several established trees.

Entrance Hallway 4.87m x 2.27m (16' x 7' 5")

Partially glazed wooden front entrance door leading to wide and bright hallway. Under stairs storage cupboard. With stairs leading to first floor and doors to;

Formal Dining Room 5.07m x 4.26m (16' 8" x 14')

Squared bay window to front aspect. Feature fireplace with gas fire and wooden surround.

Breakfast Room 2.55m x 5.59m (8' 4" x 18' 4")

Side aspect bay window. Built in cupboards. Original antique bell system is still installed. With door leading to;

Kitchen 4.22m x 2.40m (13' 10" x 7' 10")

Original feature bay window to the rear with secondary glazing, windows to sides and door to rear garden.

Downstairs W/C & Shower 1.19m x 2.27m (3' 11" x 7' 5")

Original feature bay window to the rear with secondary glazing, windows to sides and door to rear garden.

Downstairs W/C & Shower 1.19m x 2.27m (3' 11" x 7' 5")

Reception Room 3.96m x 6.93m (13' x 22' 9")

Large double aspect room with window to front, additional windows to side and doors at the rear leading to;

Conservatory 2.82m x 3.70m (9' 3" x 12' 2")

Modern brick and UPC double glazed conservatory with heating and electrics.

First floor landing 4.82m x 2.26m (15' 10" x 7' 5")

Window to rear aspect. Two large storage cupboards, one of which houses the hot water cylinder. Loft access and doors to;

Bedroom One 3.95m x 3.24m (13' x 10' 8")

Radiator. Side aspect window. Interconnecting door with bedroom Two.

Bedroom Two 3.96m x 3.65m (13' x 12')

Radiator. Front aspect window. Interconnecting door with bedroom One.

Bedroom Three/Study 2.26m x 2.03m (7' 5" x 6' 8")

Radiator. Front aspect window.

Bedroom Four 4.26m x 3.94m (14' x 12' 11")

Radiator. Front aspect window.

Bedroom Five 3.26m x 3.05m (10' 8" x 10')

Radiator. Side aspect window.

Separate W/C 0.89m x 1.45m (2' 11" x 4' 9")

Side aspect window.

Bathroom 2.13m x 2.38m (6'12" x 7'10")

Rear aspect window. Bath with shower mixer tap and wash hand basin.

Outside (Rear Garden) 23.80m x 23.00m (78' 1" x 75' 6")

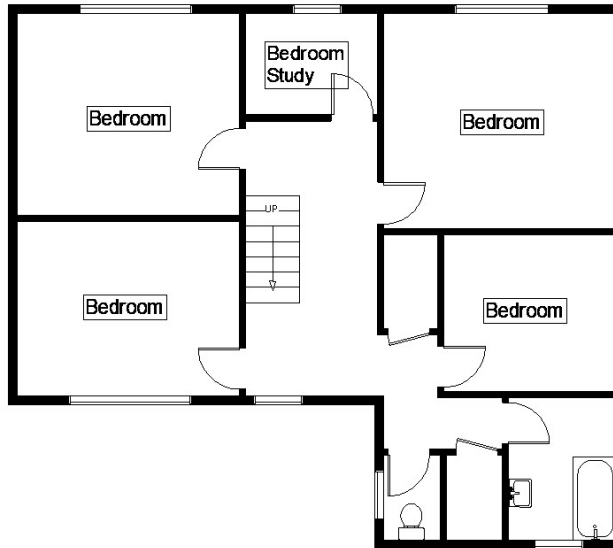
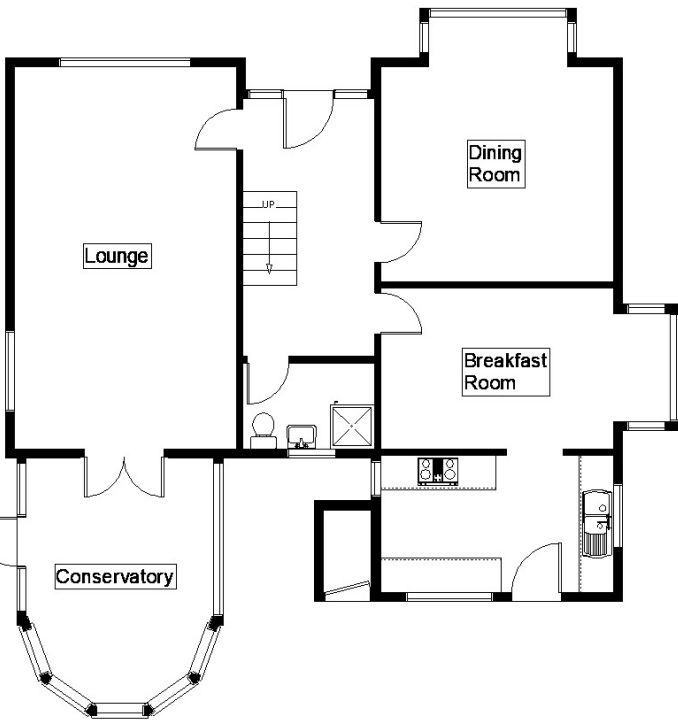
Liner pool which as not been used for some time. Glass greenhouse attached to side of garage. Wooden shed with pool machinery located behind it. Large lawn area to the side of the house. Entrance to the workshop/garage. Lawn area is gated from the front and a wall with a door separates the other side of the garden from the driveway.

Garage & Workshop 9.92m x 5.23m (32' 7" x 17' 2")

Double length garage with enough space for two cars with a workshop located to the rear/side.



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	61	
(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

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