



Guide price £325,000
Valley Walk, Felixstowe, IP11



 **3**
Bedrooms

 **1**
Bathroom

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS |
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Viewing highly recommended. No onward chain involved. Close to town centre. Well presented and extended accommodation. Cloakroom & bathroom. Gardens to front and rear. Garage.

Wainwrights are pleased to offer for sale this modern, spacious and well presented three bedroom house. Ideally located a short distance from the town centre with no onward chain involved, this home has been extended to the rear. It offers a large lounge, modern kitchen, dining room/snug and a cloakroom on the ground floor as well as three bedrooms and a bathroom on the first floor. An early viewing is highly recommended to appreciate the accommodation on offer.

Hallway

UPVC part glazed front entrance door, stairs rising to first floor, understairs cupboard, doors off:

Cloakroom

Window to front aspect, radiator, wc, wash hand basin, coving to ceiling

Lounge 6.53m x 3.54m (21' 5" x 11' 7")

Window to front and window to side elevations, two radiators, coving to ceiling, walk through to dining area

Kitchen 4.20m x 2.56m (13' 9" x 8' 5")

Modern fitted kitchen with eye and base level units, laminate worktop, stainless steel single drainer sink unit, gas hob with extractor hood over, space for washing machine, fridge/freezer and dishwasher, door to lounge, walk through to dining area

Dining room/snug 5.78m x 2.13m (19' x 7')

Two velux windows to ceiling, window to rear aspect, French doors to garden, radiator, doorway to:

Utility room/store room 2.35m x 2.26m (7' 9" x 7' 5")

Window to rear aspect, radiator, coving to ceiling, door to garage

Landing

Doors off

Bedroom one 3.69m x 2.86m (12' 1" x 9' 5")

Window to rear aspect, built in cupboard, radiator, coving to ceiling

Bedroom two 3.64m x 2.52m (11' 11" x 8' 3")

Window to front aspect, radiator, built in wardrobe, coving to ceiling

Bedroom three 2.67m x 2.08m (8' 9" x 6' 10")

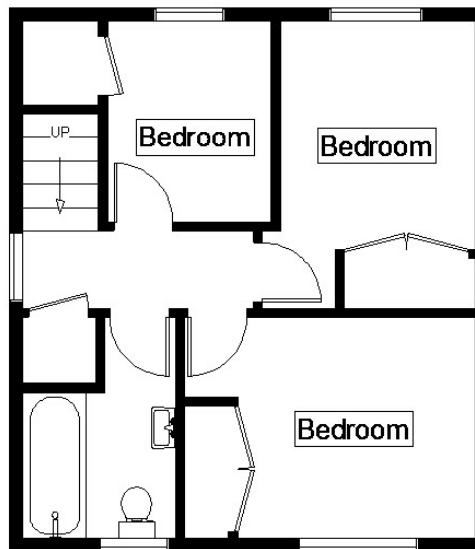
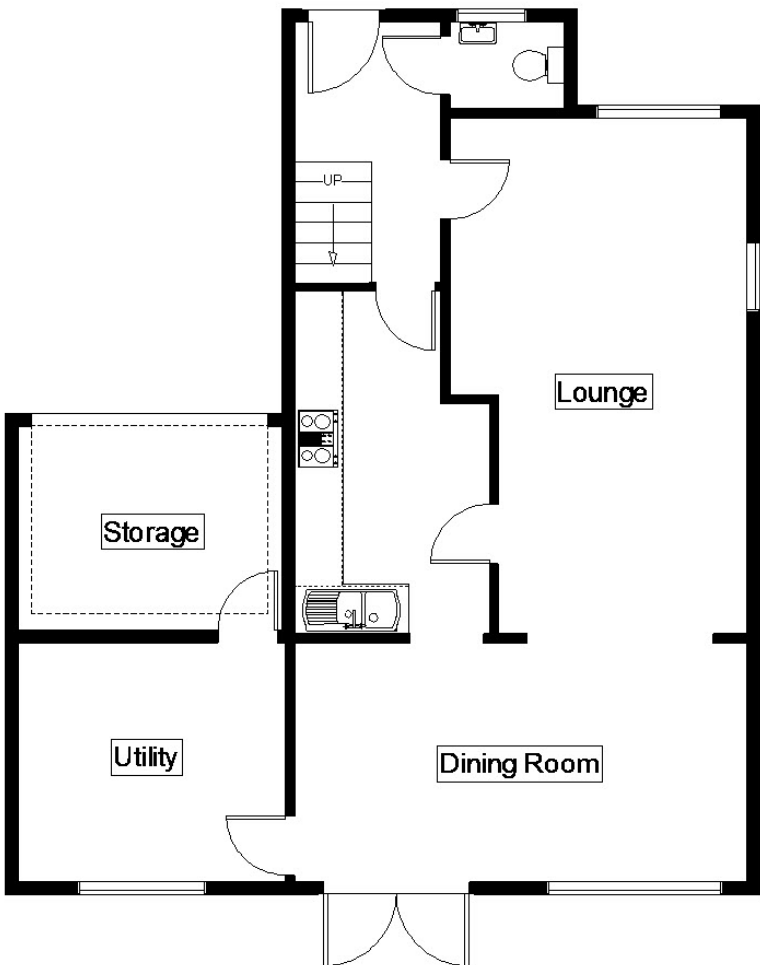
Window to front aspect, built in cupboard, coving

Bathroom 2.80m x 1.87m (9' 2" x 6' 2")

Window to rear, panel enclosed bath with shower and screen, wash hand basin, wc, radiator, part tiled walls

Garage 2.49m x 2.57m (8' 2" x 8' 5")

Up and over door, power and lighting, hatch to small roof void



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		83
(69-80)	C	72	
(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: 60 Valley Walk, IP11

