



Guide price £300,000
Herman De Stern Walk, Felixstowe, IP11 2GA



 3
Bedrooms

 2
Bathrooms

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS |
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No Chain. Sea Views. Three bedrooms, modern kitchen, modern bath/shower rooms, 2 additional cloakrooms, two off road parking spaces.

Wainwrights are pleased to offer for sale this modern and spacious three bedroom house with SEA VIEWS, within the pleasant Martello development, on Felixstowe's popular and upcoming seafront. This area is fast becoming a destination for refined individuals and families who understand the benefits of living by the sea. Local shops and amenities include Beach Street, with a colourful selection of street foods, boutique shops and a venue for frequent festivals. The town centre is also close by, along with the Spa Pavilion theatre, local supermarkets and Felixstowe's Railway Station. One of Felixstowe's top primary school's, Langer Academy, is also within walking distance. The house is modern, stylish and practical, boasting two off road parking spaces, modern kitchen, SEA VIEWS from the rear terrace and the lounge. Best of all, its a stone's throw from the beach. Get in touch with Wainwrights to arrange a viewing.

Entrance hallway 3.70m x 2.00m (12' 2" x 6' 7")

Composite semi glazed front door opens into entrance hallway, cupboard housing electric, stairs to 1st floor, under stairs cupboard, radiator, carpet, doors to:

Ground floor cloakroom 1.60m x 1.00m (5' 3" x 3' 3")

Radiator, tiled floor, WC, hand wash basin with tiling behind

Study 2.64m x 2.59m (8' 8" x 8' 6")

UPVC double glazed window to front aspect, radiator, carpet

Kitchen/diner 4.66m x 3.50m (15' 3" x 11' 6")

French doors to rear, window to rear, modern fitted kitchen consisting of dark grey worktop shaker style floor level and eyelevel cupboards, integrated fridge freezer, integrated Hotpoint oven, space for dishwasher, space for washing machine, integrated Hotpoint electric hob, set 1 1/2 bowl stainless steel sink with mixer tap, tiled floor

First floor landing 3.45m x 1.98m at widest point (11' 4" x 6' 6")

Window to front aspect, radiator, carpet, stairs to 2nd floor landing and doors to

Lounge 4.66m x 2.85m (15' 3" x 9' 4")

French doors with Juliet balcony to rear aspect with SEA VIEW, windows to rear aspect also with sea views, radiator, carpet

First floor cloakroom 1.98m x 0.95m (6' 6" x 3' 1")

Radiator to floor, extractor fan, WC, hand wash basin with tiling behind.

Bedroom three 3.29m x 2.65m (10' 10" x 8' 8")

Window to front aspect, radiator, carpet

Top landing

Large built-in storage cupboard, carpet, doors to

Family bathroom 1.98m x 1.86m (6' 6" x 6' 1")

Bath with mixer tap and shower attachment over, partially tiled walls around, WC, hand wash basin with tiling behind, frosted glass window to rear aspect, towel radiator

Bedroom two 3.44m x 2.60m (11' 3" x 8' 6")

Window to rear aspect, radiator, carpet, hatch to loft.

Master bedroom 3.61m x 3.14m to wardrobes (11' 10" x 10' 4")

Windows to front aspect, radiator, carpet, floor to ceiling full length sliding mirror door built in wardrobes, door to:

Ensuite shower room *1.96m x 1.44m (6' 5" x 4' 9")*

Walk in shower with sliding glass doors, thermostatically controlled shower mixer tap with shower and riser above, fully tiled walls inside shower area, WC, hand wash basin with tiling behind, extractor fan, floors, towel radiator.

Outside

Balcony with wooden raised decking, rear yard fully paved and TWO car parking spaces to rear, metal gate

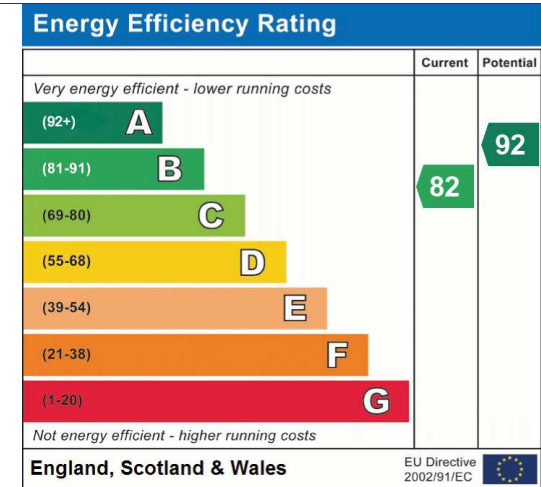
Additional Information

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Council tax band C



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