



Guide price £480,000
Ranelagh Road, Felixstowe, IP11



 **5**
Bedrooms

 **2**
Bathrooms

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS |
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Wainwrights presents this beautifully maintained, lovingly restored and immaculately prepared five bedroom house, in the heart of Felixstowe's town centre. Just a couple of minutes walk from Hamilton Road, with off road parking, a quiet landscaped garden, many original features and a modern and practical open-plan living area. The garden is truly delightful, as it extends out from the modern bi-fold doors, perfect for alfresco dining and outdoor entertaining. The rooms are generously sized with high ceilings, several original fireplaces, original coving, original architraves, tall skirting boards and original doors which have been lovingly restored. The property has so much character to offer that our descriptions and photographs cannot do it justice. We recommend viewing to truly appreciate all that this wonderful family home has to offer.

Hallway 5.88m x 1.04m (19' 3" x 3' 5")

Covered entrance porch with partially glazed timber front door opens into the hallway. Coir mat lead onto wood effect ceramic tiled floor, radiator, original decorative arch, tall skirtings and original architraves, feature brass light fitting, stairs to 1st floor with wooden banisters, doors to:

Reception one 4.30m x 3.95m (14' 1" x 13') at widest

Bay to front aspect with UPVC double glazed sash windows, radiators, original cast iron feature fireplace with working chimney and decorative mantelpiece surround and tiled hearth, wooden flooring, original decorative coving to ceiling, tall skating boards.

Reception two 3.68m x 3.37m (12' 1" x 11' 1") at widest

UPVC double glazed French doors to rear courtyard, radiator, built-in corner cupboard, tile effect Carndean flooring, decorative architrave around doorway.

Open plan living space 11.45m x 3.18m (37' 7" x 10' 5") widening to 3.37m (11'6") and with an alcove of 4.7m (15'5")

Kitchen area: Black granite worktops with inset butler sink, traditional style chrome taps and separate Quooker hot water tap, chimney breast with mantle above and decorative shelving; double width gas cooker with five gas and one electric burners, double oven, integrated dishwasher, range of cupboards and drawers at floor level, eyelevel cupboards, matching larder cupboard, solid wood worktop extending from the marble worktop, UPVC double glazed windows to side aspect, space for large double fridge freezer, grey wood effect tile flooring extending throughout, sunken spotlights to ceiling. Dining area & snug: Decorative wooden panelling to lower half of walls, four electrically operated Velux windows - with bespoke blinds to vaulted ceiling in snug area, bi-fold doors to rear aspect, door to:

Ground floor shower room 2.97m x 1.34m (9' 9" x 4' 5")

Velux window, sunken spotlights to ceiling, large built in shower with fully tiled walls to sides and glass with chrome shower panel & door to other side, thermostatic controlled shower mixer tap including overhead rain shower. Grey wood effect laminate worktop with inset porcelain hand wash basin topping the vanity unit with attached WC, space for washing machine, space for tumble dryer, Baxi platinum wall mounted boiler, grey wood effect floor tiling.

First floor landing 8.99m x 1.64m (29' 6" x 5' 5")

Carpet, wooden banister and spindles, hatch to loft, stairs to 2nd floor, decorative wooden architraves, doors to:

Bedroom three 3.15m x 2.21m (10' 4" x 7' 3")

UPVC double glazed window to rear aspect, radiator, wood effect laminate flooring, original cast iron fireplace.

Bathroom 3.40m x 2.13m (11' 2" x 7')

UPVC obscure double glazed window to rear aspect, large bath with centrally mounted shower mixer tap, Walk in shower with sliding glass and chrome doors and mosaic tiling, built-in cupboard, decorative panelling to lower half of walls, hand wash basin, tiled floor.

Cloakroom 1.35m x 1.07m (4' 5" x 3' 6")

UPVC obscure double glazed window to side aspect, radiator, WC, tile effect Cardean flooring, hand painted walls (by local artist)

Bedroom two 5.17m x 3.41m (17' x 11' 2")

UPVC double glazed window to rear aspect, radiator, original cast iron fireplace, built-in floor to ceiling wardrobe, carpet.

Master bedroom 5.15m x 4.32m (16' 11" x 14' 2") into bay window at widest

Bay with UPVC double glazed sash windows and separate UPVC sash window to front aspect, radiator, original fireplace with original marble mantelpiece and surround, original picture rails, coving and ceiling rose, original tall skirtings and architrave, carpet.

Second floor hallway 2.28m x 1.71m (7' 6" x 5' 7")

Eaves storage cupboard, wooden banister, carpet, doors to:

Bedroom four *4.21m x 3.30m (13' 10" x 10' 10")*

UPVC sash window to front aspect, partially sloping ceiling, radiator, built-in cupboards, carpet.

Bedroom five *3.40m x 3.00m (11' 2" x 9' 10") at widest*

Partially sloping ceiling, UPVC double glazed window to rear aspect, radiator, hatch to loft space, built in cupboard, carpet.

Back garden *14.90m x 5.41m (48' 11" x 17' 9")*

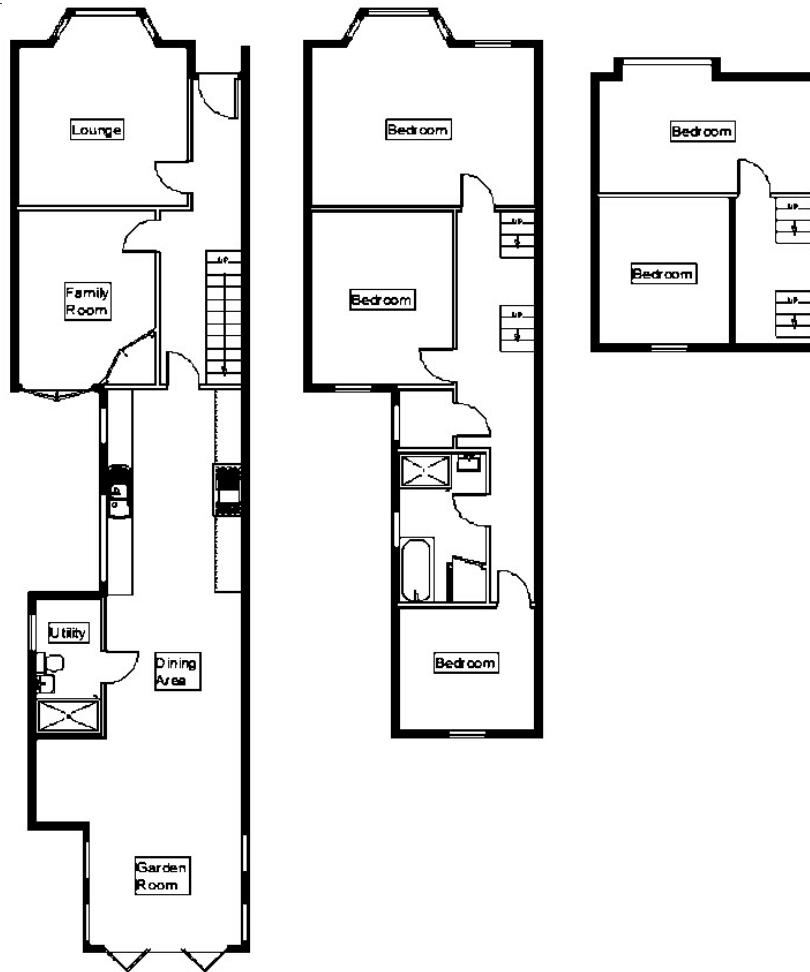
The west facing garden is beautifully manicured and perfectly complements the house as a continuation of the large internal living space. A paved patio extends out from the bi-fold doors to the lawn area, which has the green backdrop of attractive hedging, separating the garden into two areas. There is planting to both sides well stocked with a variety of small trees, shrubs and flowers. There is wooden fencing to both sides of the garden. The rear garden space contains the shed and benefits from pedestrian access, via the gate, out to York Road.

Outside front

Hardstanding for parking, area under the bay windowsill is planted with low shrubs and there's a dropped curb in front of the property.

Additional information .

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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