



Guide price £295,000
Herman De Stern Walk, Felixstowe IP11



 **3**
Bedrooms

 **2**
Bathrooms

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

01394 275276



Guide price £295,000
Herman De Stern Walk, Felixstowe IP11



Attractive, modern bay fronted property, two parking spaces, modern fitted kitchen and bathrooms, walking distance from the sea and the vibrant seafront, no chain, three generous sized bedrooms and fourth bedroom/study.

Wainwrights are pleased to offer for sale this modern and spacious three bedroom, bay fronted house with a view of the sea, within the pleasant Martello development, on Felixstowes popular and upcoming seafront. The 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 Felixstowes Railway Station. One of Felixstowes top primary schools, 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 stones throw from the beach. Get in touch with Wainwrights to arrange a viewing.

Kitchen 4.66m x 3.45m (15' 3" x 11' 4")

Modern fitted kitchen featuring black laminate worktops, a stainless steel one and a half bowl sink, with mixer tap and a range of high-level and base-level cupboards. The Kitchen includes an integrated fridge freezer, Hotpoint oven, Hotpoint electric hob with Neff extractor above, spaces for a dishwasher and washing machine and a wall-mounted Alpha combination gas-fired boiler. There is space for a dining table and chairs and the kitchen also features a radiator, black tiled flooring and french doors leading to the rear.

Cloakroom 1.66m x 1.00m (5' 5" x 3' 3")

Washbasin, WC, radiator, extractor fan and tiled flooring.

Study/bedroom four 3.61m x 2.60m (11' 10" x 8' 6") into the Bay

Bay window to front aspect and a radiator.

First floor landing

Stairs leading to the second floor, window to front aspect and doors leading to:

Lounge 4.67m x 2.84m (15' 4" x 9' 4")

Window to rear aspect with sea view, French doors opening to a Juliet balcony overlooking the sea. Radiator.

Cloakroom 1.96m x 0.95m (6' 5" x 3' 1")

Radiator, washbasin, WC, tiled flooring and extractor fan.

Bedroom one 3.62m x 3.70m (11' 11" x 12' 2")

Window to front aspect, radiator, fitted wardrobe with floor to ceiling sliding mirrored glass doors and door leading to:

Second floor landing

Airing cupboard, and doors leading to:

Bedroom two 3.33m x 2.61m (10' 11" x 8' 7")

Window to rear aspect with seaview, radiator and hatch to loft space.

Family bathroom 1.90m x 1.97m (6' 3" x 6' 6")

Window to rear aspect, towel radiator, bath with overhead shower, washbasin, WC, tiled flooring, electric shaver point and extractor fan.

Bedroom three 3.75m x 2.60m (12' 4" x 8' 6")

Radiator and window to front aspect.

Ensuite shower room 1.97m x 1.78m (6' 6" x 5' 10") at widest point

Walk-in shower with fully tiled surround, hand wash basin, WC, towel radiator, extractor fan and tiled flooring.

Outside

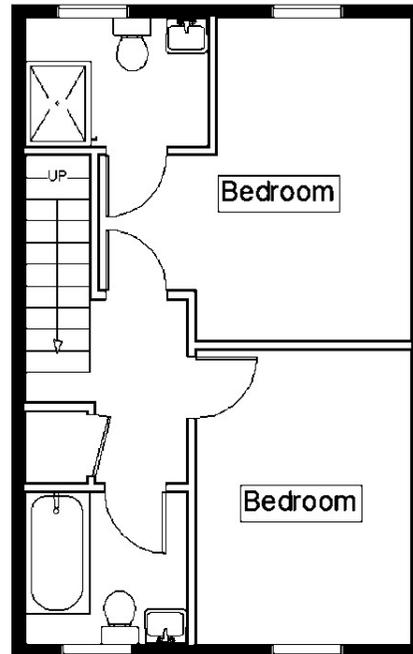
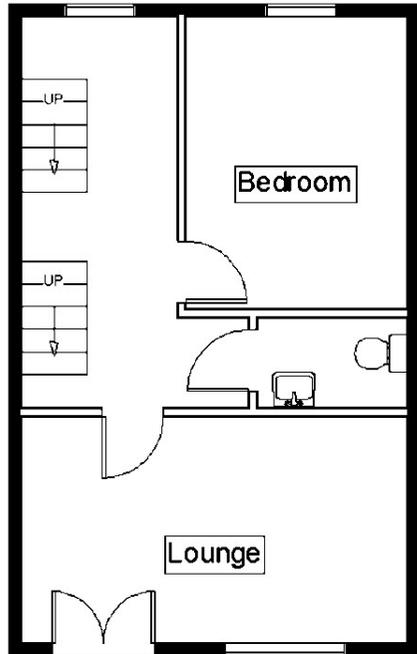
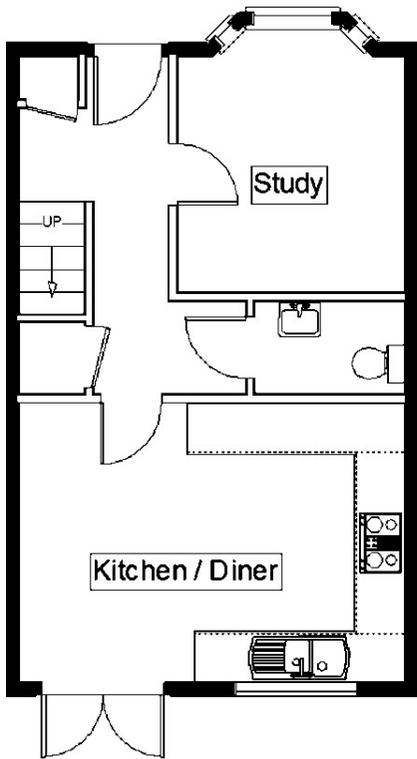
The front of the property features steps with painted steel railings leading to the front door, a sloping lawned garden and a hedge at the front. The rear of the property has a raised decking area that is accessed from the kitchen, creating a pleasant balcony with wooden railings and steps leading to a fully enclosed paved courtyard garden. Two parking spaces are available outside of the rear gate.

Additional information

The front gardens and front hedges, as well as the plants and trees in the rear car parking and access areas is maintained by the management company in return for a service charge of approximately £300 per annum (TBC). There are sea views from the rear of the property through the gap in a row of houses behind. Wainwrights Estate & Lettings Agent Ltd. Co No. 14699401. Trading Address: 156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS. Misrepresentation Act 1967 and Property Misrepresentations Act 1991. This advertisement or these particulars do not constitute any part of an offer or contract. All measurements are given as a guide, and no liability can be accepted for any errors arising from. No responsibility is taken for any other error, omission, or misstatement in these particulars not for any expenses incurred by the applicants for whatever reason. No representation or warranty is made in relation to this property whether in these particulars, during negotiations or otherwise. Intending purchasers will be asked to produce identification documentation and proof of funds at a later stage. Wainwrights has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Council tax band C



Guide price £295,000
Herman De Stern Walk, Felixstowe IP11



| Energy Efficiency Rating | | |
|--|---------|-------------------------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | 92 |
| (81-91) B | 82 | |
| (69-80) C | | |
| (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: 7 Herman De Stern Walk, IP11

