



Guide price £525,000
Quilter Road, Felixstowe, IP11



5

Bedrooms



2

Bathrooms

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS |
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No onward chain involved on this recently refurbished five bedroom three storey home, close to Felixstowe town centre offers an open plan kitchen/diner, two bathrooms, off road parking, rear garden. Internal viewing is essential to appreciate the accommodation on offer and that standard of finish.

Recently refurbished 5 bedroom, three storey house nestled within a popular residential road on the Old Felixstowe side of the town centre. The house combines the generous size, charm and quality of a Victorian build and the practicality & convenience of modern systems & materials. The high ceilings, sunken spotlights, full double glazing with bi-folding patio doors, low maintenance external fascias & guttering, modern plumbing, heating and electrical systems combine to create this attractive family home. If you'd like to experience the practical, comfortable living potential, so close to the town centre and to the coast, then call us now to book a viewing.

Entrance hallway 6.96m x 1.03m (22' 10" x 3' 5")

Partially glazed timber front door opens into the hallway with quality wood effect laminate flooring (which extends throughout the entire ground floor), radiator, tall skirting boards, stairs to 1st floor with solid wood banister, and doors to:

Through lounge 8.69m x 3.66m (28' 6" x 12') at widest

Bay window to front aspect, French windows to rear aspect, radiators, tall skirting boards, chimney breasts.

Kitchen diner 9.10m x 3.17m (29' 10" x 10' 5")

Large open plan kitchen diner area with fully glazed door to the side aspect, window to side aspect, bi-folding doors to rear aspect and side aspect, dark marble effect laminate worktops with inset one and a half bowl stainless steel sink, matching windowsill, integrated five-burner gas hob, integrated washing machine, integrated tumble dryer, integrated dishwasher, integrated fridge freezer, integrated Neff double oven with attached slide out plate warmer, stainless steel extraction hood, black glass splashback behind the hob, range of Cupboards and drawers underneath, eyelevel cupboards, matching integrated tall larder cupboard, matching cupboard housing the combi gas boiler, radiators, door to:

Cloakroom 1.36m x 1.29m (4' 6" x 4' 3")

Window to side aspect, radiator, wash hand basin with floating feature cupboard underneath, WC.

Back garden 13.80m x 5.95m (45' 3" x 19' 6")

Paved and block paved patio along the side of the house and extending out from the rear leads to the enclosed rear garden which is mainly laid to lawn with side access via a wooden gate to the front of the property and a gate leading to a path at the rear of the garden. The back garden benefits from sunlight for most of the day with the south-westerly aspect.

Bedroom one 4.83m x 4.85m (15' 10" x 15' 11") at widest

Large bedroom with bay window and additional window to front aspect, radiators, chimney breast, tall skirting boards, inset spotlights to seating, carpet.

Bedroom two 3.63m x 2.90m (11' 11" x 9' 6")

Window to rear aspect, radiator, sunken spotlights to ceiling carpet

Bedroom three 3.30m x 2.39m (10' 10" x 7' 10")

Window to rear aspect, window to side aspect, radiator, carpet, sunken spotlights to ceiling.

First floor bathroom 3.02m x 2.04m (9' 11" x 6' 8") at widest

Windows to side aspect, radiator, partially tiled walls, P-shaped bath with chrome and glass shower screen and feature thermostatically controlled shower over, hand wash basin, WC, tiled floor, sunken spotlights to ceiling.

Second floor landing .

Velux window to side aspect, storage cupboard, doors to 2 bedrooms and the first floor bathroom

Bedroom four 4.84m x 3.92m (15' 11" x 12' 10") at widest

Door and window to front aspect leading to balcony with distant and semi obstructed side sea views, radiators, sunken spotlights to ceiling, sloping ceiling to part of

room, carpet.

Bedroom five *3.83m x 2.52m (12' 7" x 8' 3")*

Windows two side aspect, window to rear aspect, radiator, carpet, sunken spotlights to ceiling.

Second floor bathroom *2.97m x 2.74m (9' 9" x 9')*

Fully tiled walls, fully tiled floor, P-shaped bath with chrome and glass shower screen, feature shower mixer with thermostatic control, radiator, hand wash basin, WC.

Additional information

Ground floor flooring is a wood effect quality laminate and from the stairs upwards it's carpeted. Both the first floor and second floor hallway have radiators and smoke alarms, all windows with the exception of the bifold doors are UPVC double glazed the bifold doors, grey aluminium boiler is Alpha E-Tec 33 and brand-new combi boiler.

Outside front *6.32x4.72 approximately*

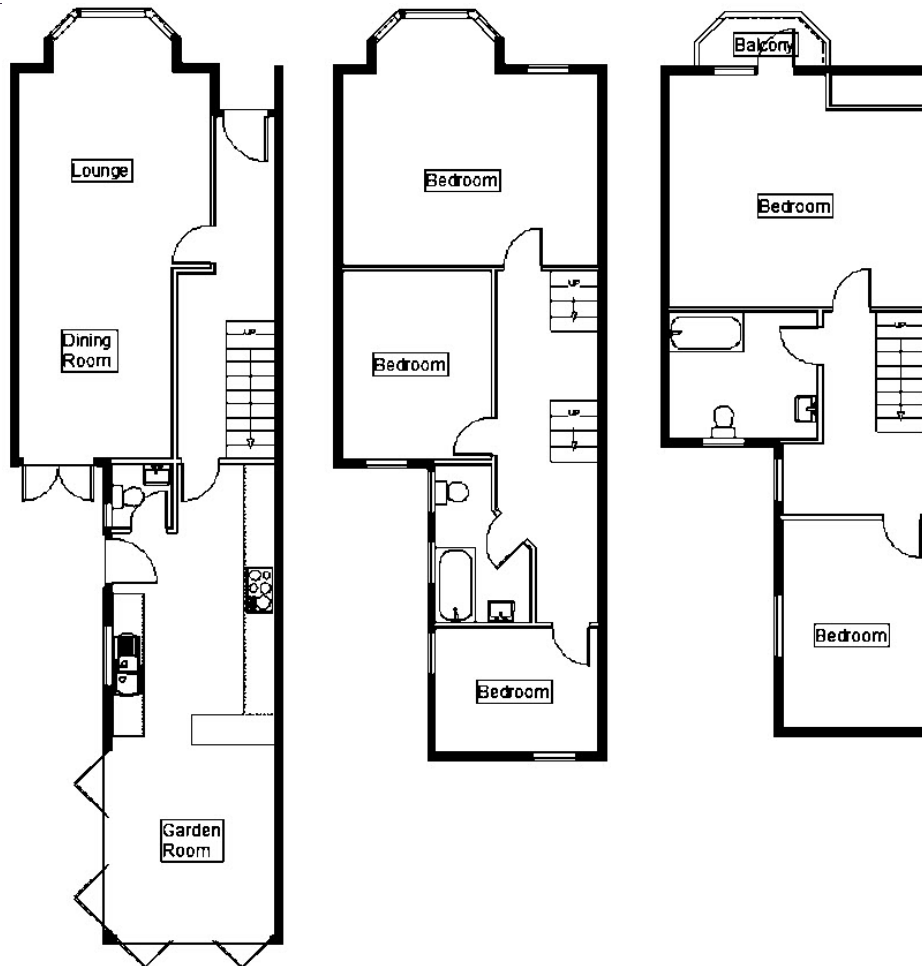
Red and black Quarry to path leading to front door porch. Remainder is block paved as hard standing for car parking, with EV charge point, drainage channel to the front edge of driveway. Timber door providing access along the side of the house to rear garden, coverage Fence to one side and brick wall with painted steel railings to the other.

Further information .

Cuttering and facias, barge boards, soffits have recently been replaced with low maintenance UPVC and the front Andrea dormer roofs have been clouded in low maintenance UPVC cladding.

Additional information

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	74
(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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