



Guide price £234,950  
William Booth Way, Felixstowe, IP11



2

Bedrooms



1

Bathroom

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS |  
[enquiries@wainwrights.co.uk](mailto:enquiries@wainwrights.co.uk)

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This charming, well maintained two bedroom, two storey semi-detached house has been updated with a brand new composite front door, all new UPVC double glazing, a new shower room and new Vaillant boiler. The property also comes with parking for two cars, a good sized private garden and is situated on a quiet cul-de-sac, close to local amenities and good transport links. Don't miss out on the opportunity to view, call Wainwrights now to book an appointment.

**Entrance lobby** 1.43m x 1.04m (4' 8" x 3' 5")

Modern composite door with with chrome door furniture, multi point security loking system and half glazed with patterned leaded glass, leads into the entrance lobby. Radiator, hard wearing wood affect laminate flooring, stairs to 1st floor, door to:

**Lounge diner** 6.49m x 3.27m (21' 4" x 10' 9") at widest

Window to front aspect, French doors to rear aspect, hard wearing laminate flooring extending through from entrance hallway, radiator, under the stairs cupboard, door to:

**Kitchen** 2.82m x 1.94m (9' 3" x 6' 4")

Window to rear aspect, radiator, tiled floor, modern tiled splashback, marble effect laminate worktops with inset single drainer stainless steel sink, cupboards and drawers under and eye-level cupboards over, space for gas cooker, stainless steel extractor hood, space for washing machine, space for fridge freezer, wall mounted Vaillant open-flu boiler.

**First floor landing**

Window to side aspect, electrical socket, carpet, doors leading to:

**Master bedroom** 3.53m x 4.20m (11' 7" x 13' 9")

Window to front aspect, radiator, over stairs cupboard which houses the hot water cylinder and heating controls, carpet.

**Bedroom** 2.30m x 2.90m (7' 7" x 9' 6")

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

**Shower room** 1.82m x 1.69m (6' x 5' 7")

Window to rear aspect, radiator, walk in corner quadrant shower cubicle with sliding doors and Mira electric shower, hand wash basin with vanity unit under, WC with hidden cistern, waterproof wall panelling throughout, vinyl flooring.

**Back garden** 9.10m x 7.06m (29' 10" x 23' 2")

The well kept back garden is south-easterly in aspect, paved patio extends out from the back of the house all the way round to the side leading to gate at the side of the house which opens to the front, planting area to the rear of the garden with a selection of flowering plants and shrubs, wooden shed, garden is fully enclosed with feather edge timber fencing and concrete fence posts, outside tap.

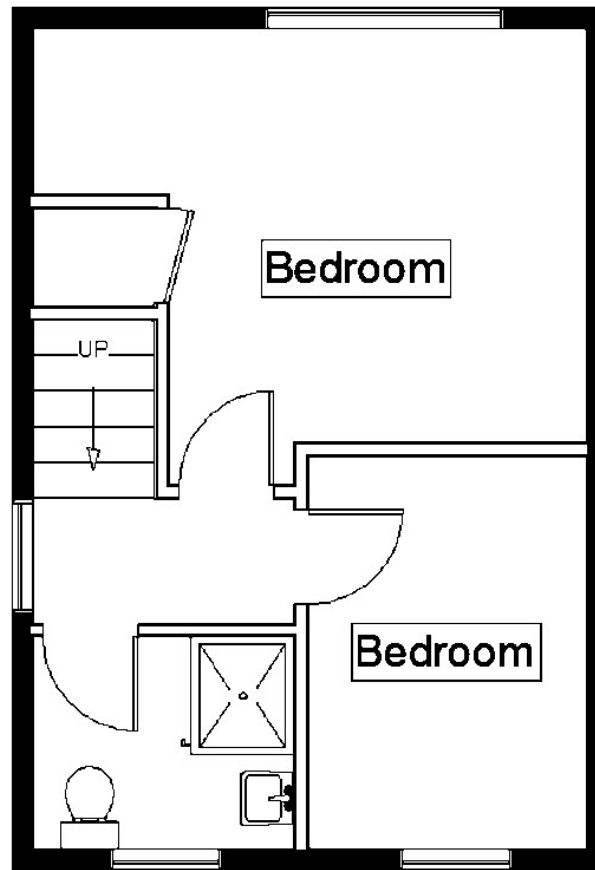
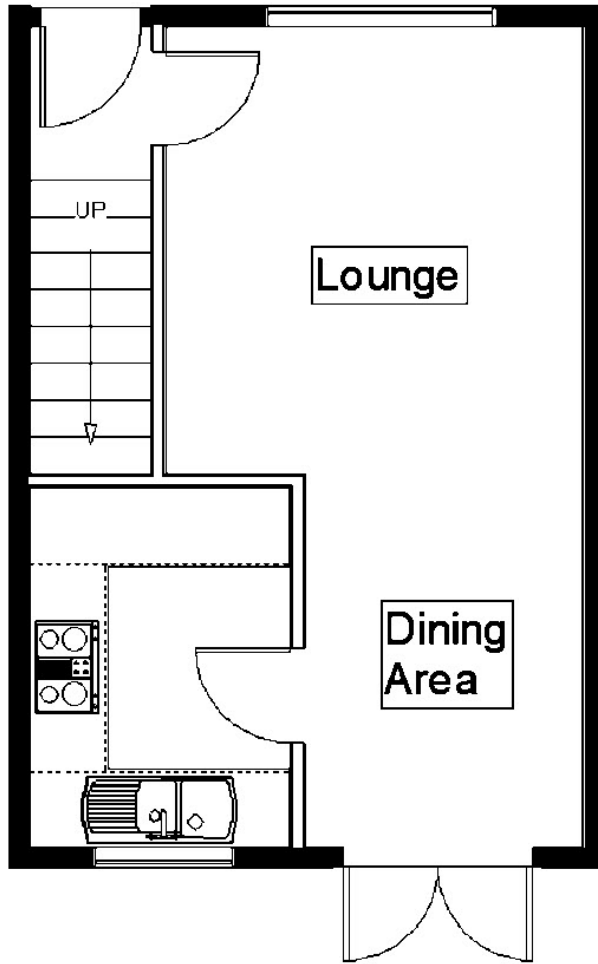
**Outside front .**


Concrete path leading to the front door and either side is laid to lawn, side gate and fencing leading to back garden, driveway space with parking space for two cars.

**Additional Information**

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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