



Guide price £325,000
Campion Street, Felixstowe IP11



3

Bedrooms



2

Bathrooms

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

01394 275276



This is a well-designed three-bedroom detached home, perfect for families. Its bright and modern open-plan kitchen and dining area, complete with French doors leading to the garden, creates a welcoming space for both entertaining and family meals. Practical features such as a front porch, inner hallway, downstairs WC, and storage cupboard enhance everyday convenience. The home also includes an en suite for the main bedroom, a family bathroom, and an integral garage, offering both comfort and functionality.

Entrance lobby 1.71m x 1.08m (5' 7" x 3' 7")

Composite partially glazed front door leads into lobby, radiator, consumer unit, carpet, door leading to:

Lounge 3.15m x 4.91m (10' 4" x 16' 1") at widest

Window to front aspect radiator, carpet, door to:

Internal hallway 1.88m x 1.64m (6' 2" x 5' 5") at widest

Radiator, feature ceiling light, stairs to 1st floor, and doors to:

Cloakroom 1.40m x 0.88m (4' 7" x 2' 11")

Radiator, hand wash basin, WC, extractor fan, vinyl flooring.

Kitchen diner 5.72m x 2.34m (18' 9" x 7' 8")

Fully glazed French doors to rear aspect, window to rear aspect, inset spotlights and feature ceiling light to ceiling, modern and stylish light coloured laminate worktops with matching splashback, stylish matching eyelevel and base level cupboards and drawers, insert AEG electric induction hob, Electrolux double oven, ceramic sink with mixer tap over, integrated fridge freezer, integrated dishwasher, integrated washing machine, extraction hood, cupboard housing the Logic gas combi boiler, space for dining table and chairs.

Top landing 1.89m x 1.08m (6' 2" x 3' 7")

Hatch to loft, feature ceiling light, carpet, built-in cupboard, doors to:

Master bedroom 4.35m x 2.93m (14' 3" x 9' 7") at widest

Windows to rear aspect, radiator, feature ceiling light fitting, carpets, door to:

Ensuite shower room 2.09m x 1.34m (6' 10" x 4' 5")

Window to front aspect, radiator, large walk-in shower with chrome and glass sliding door, Mira shower mixer, hand wash basin, WC, vinyl flooring, extractor fan.

Bedroom two 3.44m x 2.66m (11' 3" x 8' 9")

Window to rear aspect with views over open countryside, radiator, carpet.

Bedroom three 3.00m x 2.41m (9' 10" x 7' 11")

Window to rear aspect with views over open countryside, radiator, feature light fitting to ceiling, carpet.

Family bathroom 2.63m x 1.69m (8' 8" x 5' 7")

Window to side aspect, radiator, bath with mixer tap, hand wash basin, WC, vinyl flooring.

Garage 4.94m x 2.40m (16' 2" x 7' 10")

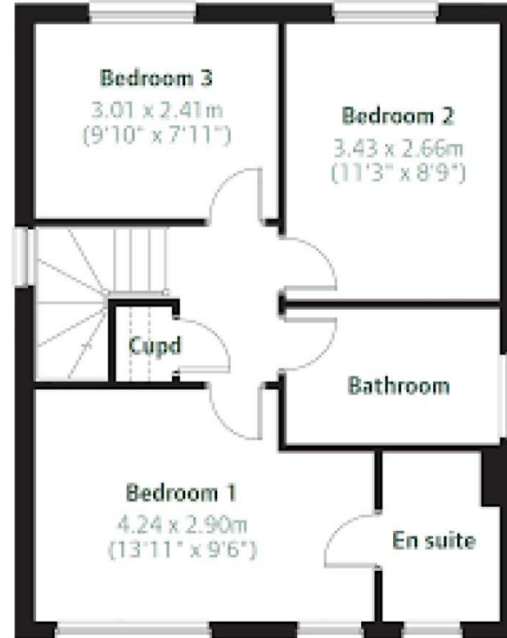
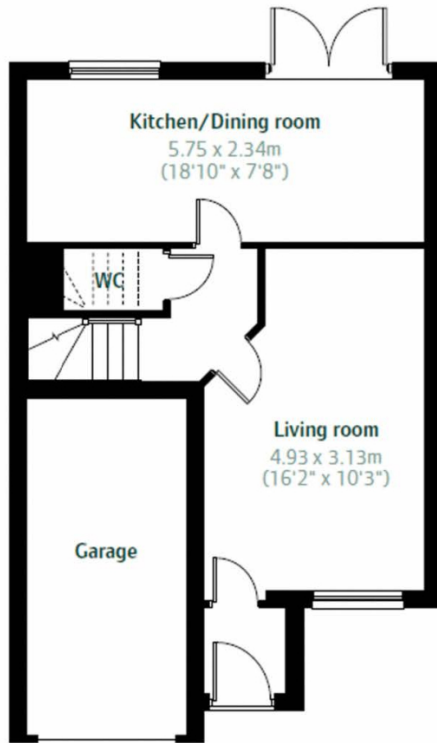
Integral garage, with up and over door, lighting and power point. There is also an electric car charger attached to the front of the property.

Outside


There is a driveway to the front, with space for two vehicles and additional border areas which are laid to lawn. There is a gate to the side of the property which leads to the back garden.

Additional Information

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. April 2024 - 31st March 2025: £1,873.77



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B	82	
(69-80) C		
(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 	

Address: Campion Street, Felixstowe IP11

