



Guide price £435,000
Lansdowne Road, Old Felixstowe, IP11



3

Bedrooms



2

Bathrooms

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

01394 275276



Beautifully extended three-bedroom semi-detached home, situated in the sought-after Old Felixstowe. Generous garden, extended kitchen/dining/family area, good size bedrooms, shower room & bathroom, scope for further development. Viewing is highly recommended.

Entrance Hall 13' 9" x 7' 4" (4.19m x 2.24m)

Spacious hallway with UPVC decorative glazed front entrance door with glazed panels either side, radiator, stairs rising to first floor with understairs open storage space, parquet flooring. Doors leading to lounge & kitchen family room.

Lounge 16' 3" into bay x 12' 9" (4.95m x 3.89m)

UPVC double glazed bay window to front aspect, Victorian style feature open fireplace with mantle and hearth, parquet flooring, radiator.

Kitchen/Diner/Family Room 20' 8" x 20' 1" (6.30m x 6.12m)

A modern open plan room with space for dining and seating areas. Two skylight windows, large patio doors to garden. Matching range of contemporary style kitchen units incorporating large pan drawers, concealed pull out bin, Integrated appliances include a stainless steel and black glass combination oven adjoining a matching single oven, 4 ring gas hob with wok burner and stainless steel extractor hood oven. Also included is an integrated dishwasher & fridge freezer. One and half bowl sinks with stainless steel spring style mixer tap with pull out spray. Smoke alarm (not tested). Light oak plank style luxury vinyl flooring. Highline radiator. Large Pantry storage cupboard. Doorway opening leads to Boot Room, Utility & Shower Room.

Boot Room 7' 9" x 5' 6" (2.36m x 1.68m)

UPVC window to side aspect, UPVC glazed door leads to side of property. Radiator & spotlights to ceiling. Tiled style luxury vinyl flooring.

Utility Room 7' 7" x 5' 1" (2.31m x 1.55m)

UPVC double glazed window to side aspect. Matching units with inset stainless steel single drainer sink unit and chrome mixer tap. Vaillant wall mounted combination boiler. Radiator & spotlights to ceiling. Tiled style luxury vinyl flooring. Door leading to Garage.

Shower Room

Upvc double glazed window to rear aspect. Vanity unit with inset sink and chrome mixer tap, low level flush wc. Enclosed fully tiled shower with glazed sliding entry door and two shower fitments – over head rain shower and a separate shower head that can be handheld. Tiled style luxury vinyl flooring. Radiator & spotlights to ceiling.

Landing

UPVC double glazed window to side aspect. Loft access hatch. Smoke alarm (not tested). Doors leading to:

Bedroom One 12' x 11' 8" (3.66m x 3.56m)

UPVC double glazed window to front aspect. Built in wardrobe with sliding doors, radiator.

Bedroom Two 13' x 9' 6" (3.96m x 2.90m)

UPVC double glazed window to rear aspect. Built in cupboard & radiator.

Bedroom Three 8' 7" x 7' 5" (2.62m x 2.26m)

UPVC double glazed window to front aspect. Dado rail & radiator.

Family Bathroom

Upvc frosted double glazed window to side aspect. White suite comprising; Panel enclosed p-shaped bath with shower over and glazed screen to side, vanity unit with inset wash hand basin with tiled splash back and chrome mixer tap. Towel radiator.

Garage 16' 9" x 8' (5.11m x 2.44m)

Up and over door. Internal door to rear leading to house. Power and light.

Front Garden

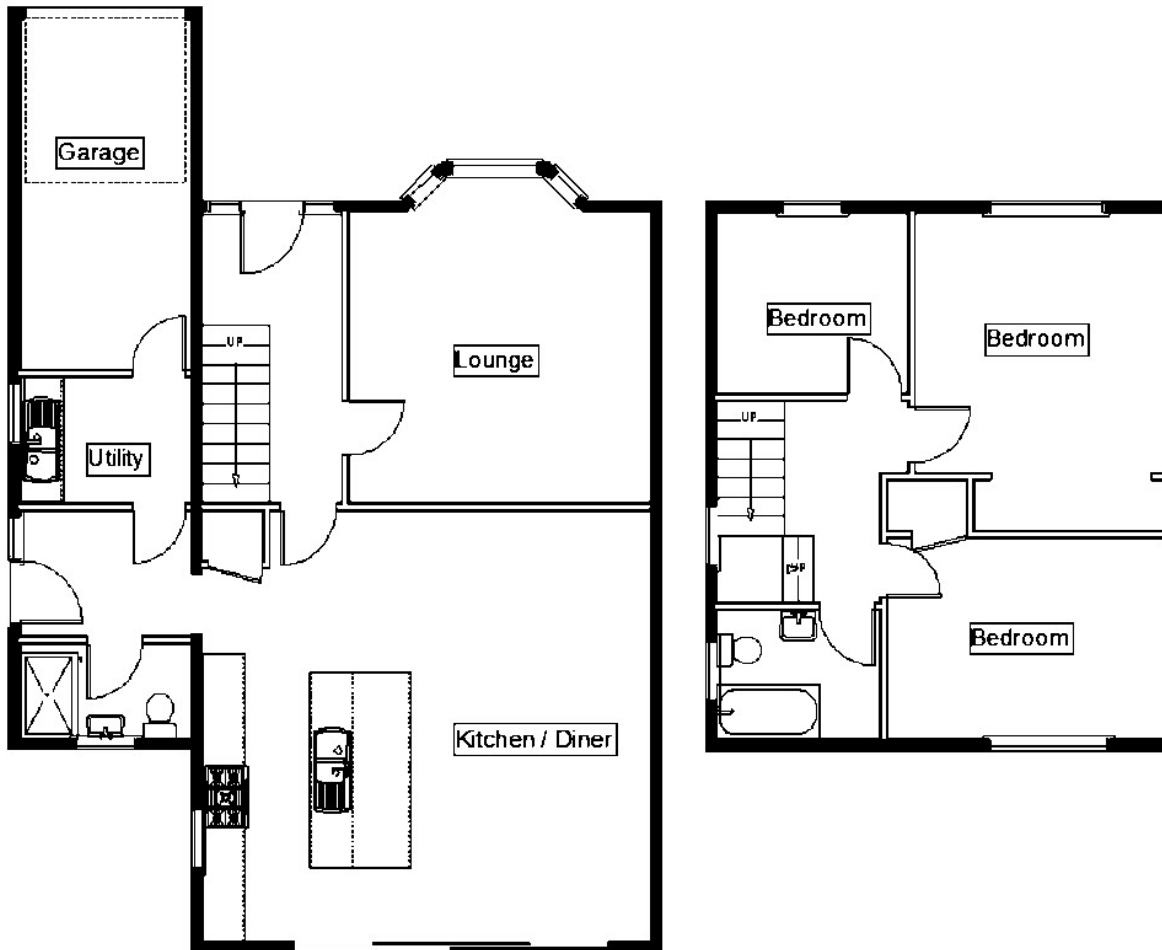
The property is fronted by a low brick wall with a block paved driveway which leads to the front entrance covered porch area, front door and garage. There is an area which is laid to lawn with flower and shrub bed borders. A side access gate leads to the rear garden.

Rear Garden

A large rear garden mainly laid to lawn with flower and shrubs, trees & foliage. There is a paved patio for outside dining and seating. Timber garden shed.

Additonal Information

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	71	
(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: 8 Lansdowne Road, IP11

