



Guide price £320,000  
Park View, Langer Road, IP11



 2  
Bedrooms

 1  
Bathroom

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS |  
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Two bedroom terraced house. Open plan living space. Private drive of just 5 properties. Walking distance to seafront. Well-presented throughout. Parking for several cars. Private rear garden with balcony. Large garage. Easy access to the town centre

Set within a private drive of just five properties, this well-presented mews-style home is within walking distance of Felixstowes award-winning beaches and offers easy access to the town centre. Boasting park views, the property features spacious living areas, large windows overlooking the lush greenery of the parkland, patio doors to the balcony and a private rear garden. Other features include tall ceilings with skylights, a double garage, and additional parking. The property is fully equipped, combining modern convenience with a peaceful and desirable location.

**Entrance hallway** 1.24m x 1.26m (4' 1" x 4' 2")

A Solid oak front door leads into the entrance hallway, with a full-height glazed tile feature window to the front aspect and an oak windowsill. There's a wooden staircase with a matching handrail and skirtings up to the first floor, oak-effect flooring, and downlights.

**First floor landing** 3.13m x 2.20m (10' 3" x 7' 3") L Shape

Wood effect flooring, radiator, electric consumer unit, solid wood thresholds, spotlights to ceiling, down lights to wall, doors leading to:

**Open plan living area** 7.20m x 4.92m (23' 7" x 16' 2") At widest

Large L-shape open plan area, wood effect flooring, one radiator, spotlights to ceiling, high-level windows, large six-panel window to rear aspect including patio doors. The stylish kitchen is modern with wood effect laminate worktops, inset 1 and 1 /2 bowl porcelain sink with mixer tap, built-in electric AEG hob, AEG oven, Built-in dishwasher, eye-level cupboards in white gloss finish, matching cupboards and drawers underneath.

**Master bedroom** 3.85m x 3.00m (12' 8" x 9' 10")

High level windows to front aspect, with Velux type windows to ceiling, radiator, carpet, spotlights to ceiling, carpet.

**Bedroom two** 2.97m x 3.00m (9' 9" x 9' 10")

High-level windows to front aspect, two Velux type windows to ceiling, radiator, spotlights to ceiling, carpet.

**Bathroom** 2.22m x 1.84m (7' 3" x 6' )

Walk-in shower with chrome and glass panel, overhead shower with thermostatic mixer, combination shower head with rainfall and hand held, hand wash basin, WC, partially tiled walls, matching tiled flooring, spotlights to ceiling, radiator.

**Outside rear**

Sliding patio doors open to a sturdy, galvanized steel-framed, glass-fronted balcony with wooden decking, handrails, and stairs leading down into the private garden area. The balcony has clear unobstructed views of Parkland behind. The garden area is partially paved with a side access gate leading to the front. There is a raised planting area, the remainder is graveled. The garden is enclosed with wooden fencing, and has outdoor electricity, lighting, and an outside tap.

**Garage** 7.26m x 7.21m (23' 10" x 23' 8")

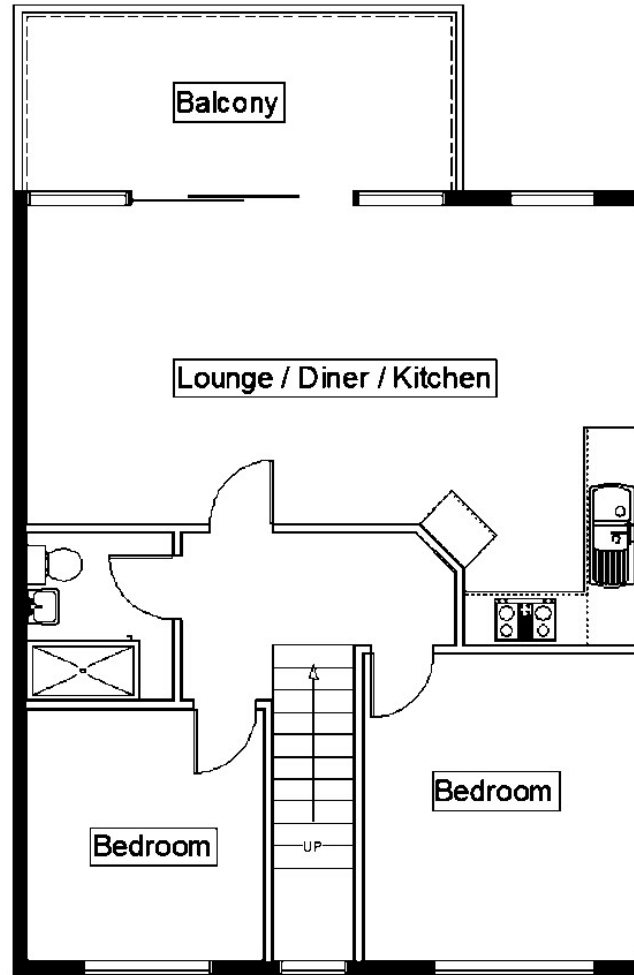
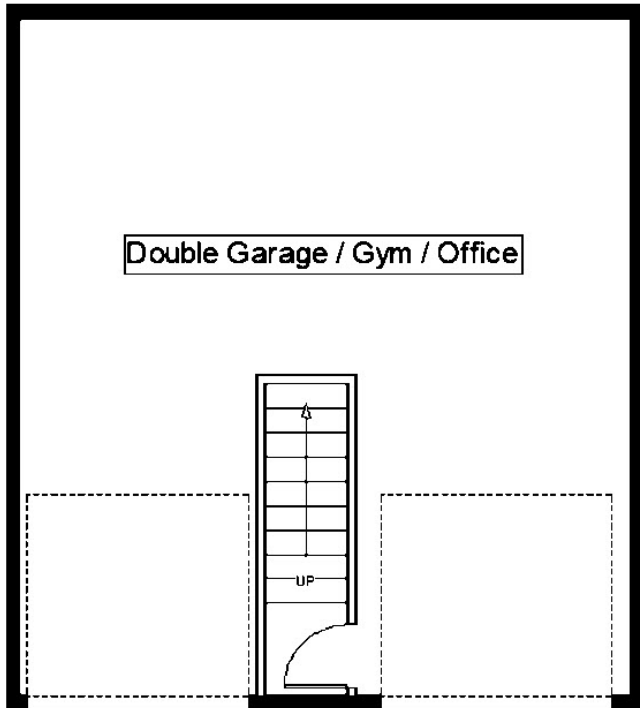
Concrete flooring, plumbing, and drainage for washing machine, outside water tap, lighting and electrics, electric garage doors, space for two vehicles, and additional space at the rear.


**Outside front**

There is additional parking for two vehicles in front of the garage doors and a shared driveway, with a further area beyond, which can be used for seating.

**Additional information**

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		94
(81-91) <b>B</b>	81	
(69-80) <b>C</b>		
(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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