



Guide price £375,000  
Valley Walk, Felixstowe, IP11 7TD



4

Bedrooms



2

Bathrooms

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS |  
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No onward chain. Four bedroom detached house. Walking distance of both Town Centre and Sea Front. South facing garden. Viewing recommended.

Spacious, well presented and welcoming 4 bedroom detached house, conveniently located within walking distance of both Felixstowe's town centre and the seafront. Valley Walk is a modern and quiet residential neighbourhood, popular with a healthy mix of young families, retired residents and working professionals. There is a good choice of local primary schools, as well as the nearby comprehensive school. Benefits including the garage and driveway, fully enclosed south facing garden, ground floor cloakroom, separate utility room and master bedroom with en-suite come together to provide an attractive and practical living space. Contact us now for an early viewing

**Entrance hallway** *2.70m x 1.52m (8' 10" x 5' )*

UPVC partially glazed front door leading into entrance hallway, coir matting and carpet, radiator, coving, stairs to 1st floor and doors to:

**Cloakroom** *1.95m x 1.00m (6' 5" x 3' 3")*

Window to side aspect, radiator, coving to ceiling, hand wash basin, WC, electrical consumer unit, vinyl flooring.

**Dining room** *4.02m x 2.69m (13' 2" x 8' 10")*

Window to front aspect radiator, coving to ceiling, carpet, door to kitchen.

**Kitchen** *5.10m x 2.66m (16' 9" x 8' 9")*

Fitted kitchen consisting of light coloured laminate worktops with a range of eye level cupboards and floor level cupboards and drawers, 1 1/2 bowl stainless steel sink with mixer tap over, Hotpoint gas hob, with extractor hood over, built in double oven, space for fridge freezer, space for dishwasher, radiator, window to rear aspect, coving to ceiling, vinyl flooring, under stairs storage cupboard.

**Lounge** *6.60m x 3.58m (21' 8" x 11' 9")*

Doors from entrance hallway and kitchen, radiator, coving to ceiling, feature fireplace with decorative wooden surround, carpet, fully glazed & automatically controlled sliding patio doors to conservatory.

**Conservatory** *3.88m x 2.33m (12' 9" x 7' 8")*

Electric sliding patio doors from lounge room, solid roof with UPVC roof window, UPVC double glazed windows to side and rear, door to garage, vinyl flooring, UPVC double glazed door to garden.

**Utility room** *1.77m x 1.70m (5' 10" x 5' 7")*

Doorway from kitchen. Window to rear aspect, radiator, worktop with fitted cupboard underneath, inset single bowl sink with mixer tap over, space for washing machine, wall mounted Combi boiler, coving, hatch to ceiling providing access to small roof space above, vinyl flooring, half glazed UPVC door to garden.

**Top landing** *2.87x1.9 and additional one times 0.9*

Window to rear aspect, airing cupboard with hot water cylinder, loft hatch, coving to ceiling, carpet, doors to:

**Bedroom four** *2.58m x 2.32m max (8' 6" x 7' 7")*

Window to rear aspect, radiator, coving to ceiling, carpet, built-in cupboard over the stairway.

**Bedroom two** *2.68m x 3.48m (8' 10" x 11' 5")*

Window to front aspect, radiator, coving to ceiling, vinyl flooring, built-in wardrobe.

**Bedroom three** *3.07m x 1.93m (10' 1" x 6' 4")*

Window to rear aspect, radiator, coving to ceiling, carpet.

**Family bathroom** *1.70m x 2.00m (5' 7" x 6' 7")*

Window to rear aspect, radiator, coving to ceiling, vinyl flooring, hand wash basin, WC, fully tiled walls, bath with mahogany effect side panel and Triton electric shower over.

**Master bedroom** *4.67m x 3.58m (15' 4" x 11' 9")*

Window to front aspect, radiator, coving to ceiling, carpet, built in wardrobes, additional built-in cupboard, door to:

**Ensuite shower room** *3.58m x 1.74m (11' 9" x 5' 9")*

Window to rear aspect, chrome towel radiator, walk-in shower, vanity unit with granite effect worktop and inset hand wash basin, WC, coving to ceiling, vinyl flooring, partially tiled walls.

**Garage** *5.22m x 2.61m (17' 2" x 8' 7")*

Internal access door from conservatory, up and over garage door to front, window to rear aspect, window to side aspect, access to storage in loft space above, concrete flooring, power and lighting.


**Outside**

To the front there is off-road parking for one vehicle in front of the garage, which is set back from the road at the side of the house. Two planting areas to the front of the property and paved patio area with step leading up to the front door. Wooden gate at the side of the house leads through to the back garden. The south facing back garden is roughly 40 ft wide by 25 foot deep, has a paved area by the back door and further paved areas to make the most of the sun and shade through the day. There are raised planters to the sides and centre of the garden, with a variety of plants and shrubs and a centrepiece tree.

**Additional information** *0x0*

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	62	
(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 

Address: 53, IP11 7TD

