



Guide price £295,000
King Street, Walton, Felixstowe



 **3**
Bedrooms

 **2**
Bathrooms

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS |
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No onward chain involved on this spacious three bedroom detached house in a popular location. Requiring some modernisation, this home offers two large reception rooms, a modern ground floor shower room, first floor bathroom, double size bedrooms plus a garage and driveway.

Wainwrights are pleased to offer for sale this spacious family home in Walton with a garage and driveway. With no onward chain involved, this detached house offers plenty of scope to personalise it to suit your own tastes. There are two large receptions, a kitchen and modern shower room on the ground floor plus three double bedrooms and family bathroom on the first floor. A garage and driveway provides off road parking and there is a good size garden to the rear. This is a rare opportunity to buy a house of this size and potential, in this popular area.

Front lobby 2.30m x 1.10m (7' 7" x 3' 7")

UPVC partially glazed front door, doors to:

Hallway 2.91m x 2.07m (9' 7" x 6' 9")

Understairs cupboard. radiator, stairs to first floor, doors to:

Shower Room 1.92m x 1.52m (6' 4" x 5')

Window to front aspect, full tiled large walk in shower, wc, wash hand basin, chrome towel rail

Reception one 5.71m x 3.41m (18' 9" x 11' 2")

Leaded glass window to front aspect, gas feature fireplace, radiator, wall and ceiling lights, feature glass panelled doors to reception two, window to reception two

Reception two (L shaped) 5.40m max x 3.80m max (17' 9" max x 12' 6" max)

L SHAPE - 5.4m x 2.85m into 3.8m x 2.4m Windows to side and rear elevations, radiator, gas wall mounted heater, door to kitchen, French style doors to gardens

Kitchen 2.75m x 2.67m (9' x 8' 9")

Window to rear aspect, UPVC half glass panelled door to garden, laminate worktops with cupboards under, eye level cupboards, single drainer stainless steel sink unit, built in hob and extractor over, built in oven, space for fridge/freezer, space for washing machine

Landing 3.07m x 0.86m (10' 1" x 2' 10")

Airing cupboard, loft hatch, doors to:

Bedroom one 5.42m x 2.98m (17' 9" x 9' 9")

Leaded light glass window to front aspect, radiator

Bedroom two 4.62m x 2.63m (15' 2" x 8' 8")

Window to rear aspect, radiator, built in cupboard (1.65m x 0.69m)

Bedroom three 2.97m x 2.76m (9' 9" x 9' 1")

Leaded light glass window to front aspect. radiator, built in cupboard

WC 1.68m x 0.92m (5' 6" x 3')

Opaque window to rear aspect, wc

Bathroom 2.76m x 1.65m (9' 1" x 5' 5")

Frosted glass window to rear aspect, wash hand basin, bath with shower mixer tap, partially tiled walls, radiator

Garage 5.30m x 2.78m (17' 5" x 9' 1")

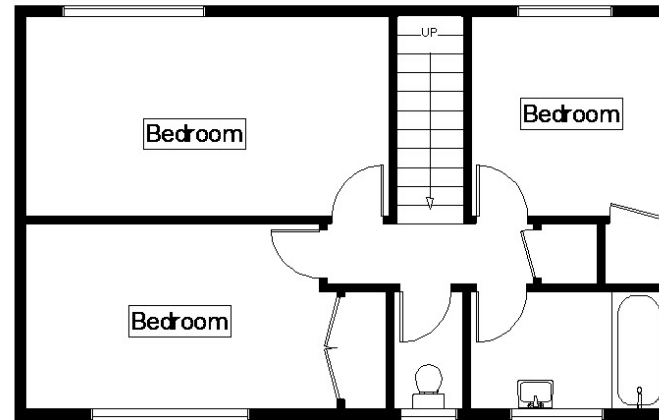
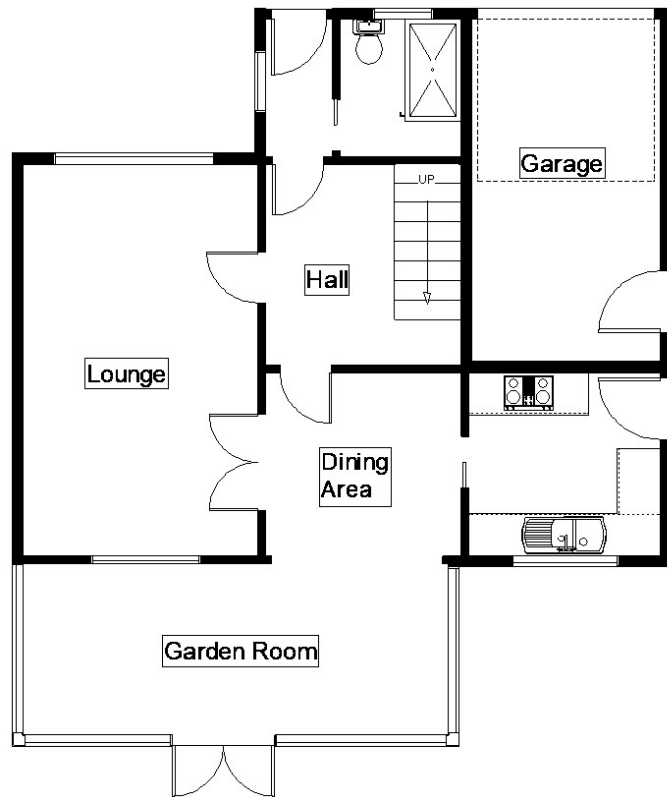
Up and over garage door, pedestrian door to side


Outside

Enclosed rear garden with established shrub and flower borders. Partly laid to lawn, with pedestrian access to the side. The rear garden is south-west facing and measures approximately: 13.8m x 12.7m (45' x 41'). There is a driveway to the front, with potential for adding further off road parking. The entire plot size is approximately 339 square metres.

Additional information

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: 113 King Street, IP11

