



Guide price £420,000
Holmhill Drive, Old Felixstowe, IP11



3

Bedrooms



2

Bathrooms

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS |
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Wainwrights are pleased to present this beautifully crafted three-bedroom link-detached home. Built in 2020, it is ideally situated in the quiet and sought-after residential area of Holmhill Drive, Old Felixstowe. This property offers the perfect blend of contemporary style and coastal charm, featuring a spacious open-plan kitchen and dining area with high-spec finishes and integrated appliances, ideal for both everyday living and entertaining. The open plan layout offers a lounge area, with bi-fold doors opening out to a private, landscaped rear garden.

Upstairs, the property boasts three well-proportioned bedrooms, including a master with en-suite and dressing area, alongside a modern family bathroom, all finished in a neutral, elegant décor. Further benefits include a private driveway, attached garage, and energy-efficient features such as double glazing and modern insulation. Located close to local schools, shops, and excellent transport links— this turn-key home is a fantastic opportunity for families and professionals looking to enjoy stylish, low-maintenance living in a desirable coastal location.

Entrance lobby 1.85m x 1.38m (6' 1" x 4' 6")

Composite partly glazed front door leads into the entrance lobby, inset spotlights, wooden flooring and door which opens into the large open plan living area:

Open plan living area: 11.40m x 4.11m (37' 5" x 13' 6") at widest at widest

Large open plan area consisting of kitchen, dining area and lounge. Wooden flooring extends throughout the entire ground floor area. Kitchen area: - white quartz worktops, dark coloured cupboards and drawers under and light coloured eyelevel cupboard above, integrated Bosch electric hob with matching oven under, integrated dishwasher, integrated fridge freezer, integrated washing machine, inset one-and a-half bowl stainless steel sink with mixer tap, window to front aspect. Lounge & dining area includes; radiator, bi-fold doors to garden, under stair cupboard, stairs to 1st floor, door to:

Ground floor cloakroom 1.38m x 1.25m (4' 6" x 4' 1")

Window to side aspect, radiator, hand wash basin, WC, inset spotlights to ceiling, vinyl flooring.

Top landing 4.11m x 2.02m (13' 6" x 6' 8")

Nice and spacious area which is bright with natural sunlight from Velux type windows to ceiling, radiator, built-in cupboard housing ideal logic Combi SP 130 boiler and doors leading to:

Master bedroom 4.11m x 3.35m (13' 6" x 11')

Window to rear aspect, radiator, walk-through to dressing room

Dressing room 2.77m x 1.50m (9' 1" x 4' 11")

Room either aside for wardrobes/hanging rail/shelves, carpet which comes through from bedroom, door to

Ensuite 2.74m x 1.60m (9' x 5' 3")

Opaque window to rear aspect, walk-in shower with glass and chrome doors, fully tiled shower area, quartz worktop with large feature mirror above and inset hand wash basin, WC, part tiled walls, spotlights to ceiling, vinyl flooring.

Bedroom two 4.03m x 3.20m (13' 3" x 10' 6")

Window to front aspect, radiator, carpet.

Bedroom three 4.11m x 2.83m (13' 6" x 9' 3")

Windows to front aspect, radiator, carpet.


Family bathroom 2.23m x 2.00m (7' 4" x 6' 7")

Window to side aspect, bath with fully tiled surround and glass shower screen and shower over, hand wash basin, WC, white quartz speckled shelf, partially tiled walls, feature mirror, inset spotlights to ceiling, chrome towel radiator, vinyl flooring.

Additional Information

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		92
(81-91) B	83	
(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 

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