



£279,995

Melford Way, Felixstowe, IP11



3

Bedrooms



1

Bathroom

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS |
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Wainwrights are pleased to present with no onward chain, this well-proportioned three-bedroom semi-detached home, ideally situated in the sought-after location of **Melford Way**. Offering a wonderful blend of comfort and practicality, this property is perfect for growing families, first-time buyers, or those looking to upsize.

The ground floor features a bright and spacious living room, a separate dining and modern kitchen area, all flowing seamlessly to create an inviting and functional living space. The property also boasts a private rear garden, with a summer house/garden office.

Upstairs, you'll find three well-sized bedrooms and a family bathroom, providing ample space for everyday family life. Additional benefits include **off-road parking, garage**, and convenient side access to the garden. With its fantastic location, generous layout, and handy outdoor space, this is a property that offers both comfort and convenience – and one not to be missed.

Hallway 5.23m x 1.80m narrowing to 0.92 (17' 2" x 5' 11")

UPVC partially glazed door opens into hallway with UPVC double glazed window to front aspect, with built-in cupboard housing the gas and electric meters, radiator, inset spotlights to ceiling, stairs to 1st floor, wood effect laminate flooring, under stair cupboard, door to:

Kitchen diner 5.91m x 2.74m (19' 5" x 9')

Laminate flooring extends from the hallway through the dining room to the kitchen, dining area has coving to ceiling and leads straight through into the kitchen, modern fitted kitchen consisting of wood effect laminate worktops with inset one and a half bowl sink, integrated fridge freezer, Integrated dishwasher, space for washing machine, five burner gas range with double oven underneath, stainless steel splashback behind and matching extractor hood over, selection of cupboards and drawers underneath worktop and matching cupboards at eye level, tiled splashbacks, coping to ceiling, UPVC double glazed window to side aspect and UPVC double glazed window to rear aspect. Walk-through to:

Lounge 6.07m x 3.54m (19' 11" x 11' 7") at widest

UPVC double glazed window to front aspect, UPVC double glazed french doors to rear aspect, two radiators, carpet, coving to ceiling.

Master bedroom 3.45m x 2.51m (11' 4" x 8' 3")

UPVC double glazed window to rear aspect, radiator, built-in wardrobe in alcove with mirror fronted floor to ceiling glass doors.

Bedroom two 2.86m x 2.90m (9' 5" x 9' 6")

UPVC double glazed window to front aspect radiator, Carpet.

Bedroom three 2.58m x 1.74m (8' 6" x 5' 9")

UPVC double glazed window to front aspect, built-in over-stairs storage cupboard

Bathroom 2.50m x 1.86m (8' 2" x 6' 1")

UPVC double glazed opaque window to rear aspect, tall radiator, vinyl flooring, bath with centrally mounted stylish mixer tap and shower mixer with riser to one end with corresponding glass shower panel, full tiling around the bath up to the ceiling, hand wash basin, WC, inset spotlights to ceiling.

First floor landing

Hatch to loft space which is partially boarded and houses the Combi Boiler, inset spotlights to the ceiling, and carpet.

Back garden 45 sq m

Paved patio area closest to house with large wood-built summer house, the rest of the garden is laid to lawn with a small pebbled area to the far corner, wooden fence to 2 sides of the garden with brick built garage to the third side. A pedestrian door from the garden to the garage and a pedestrian side gate.

Garage 7.60m x 2.49m (24' 11" x 8' 2")

Up and over door, pitched to roof to main garage, and extended portion at the rear has a sloping felt-covered roof. Door to the Garden, window to side aspect, lighting and power, concrete floor.

Wooden garden summer house 2.96m x 2.94m (9' 9" x 9' 8")

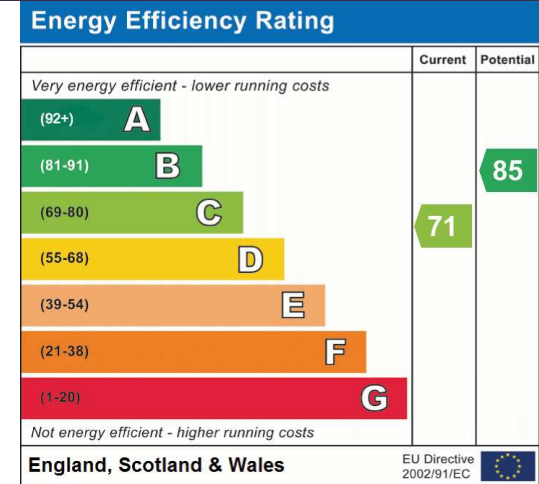
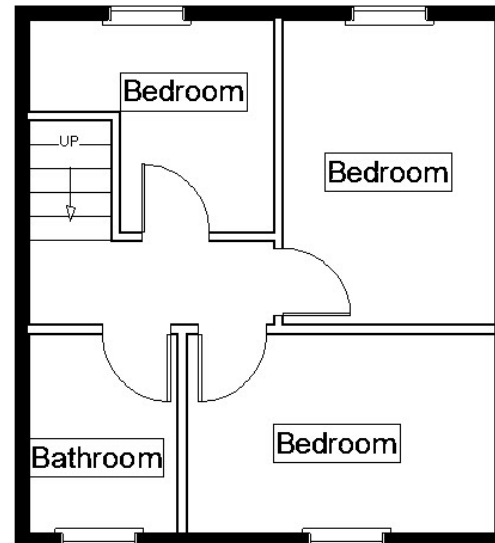
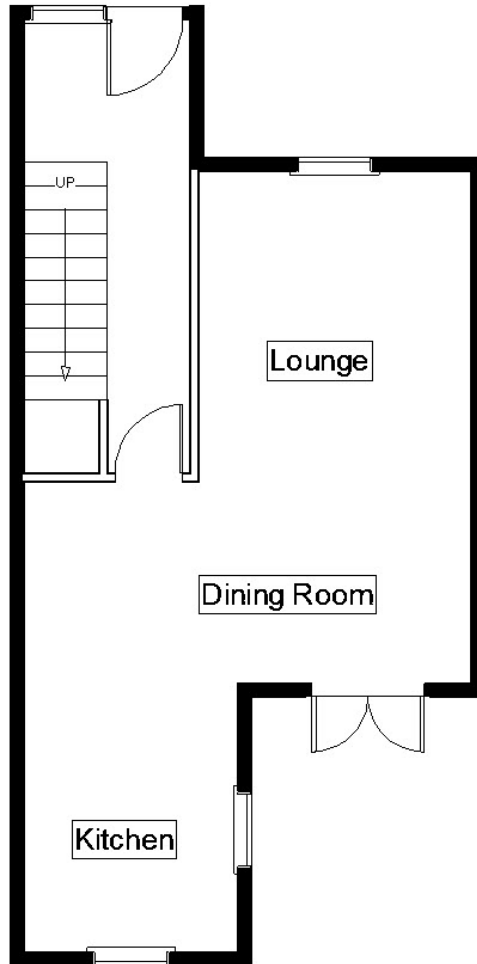
Wood construction summer house, inside is lined, wooden door, window to front aspect, overhanging roof to front providing covered seating area, pitched felt roof, Electrics fed from Garage.

Outside front

Block paved driveway with dropped curb and space for parking one or two vehicles.

Additonal Information

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Address: 45 Melford Way, IP11

