



Guide price £295,000
Gosford Way, Old Felixstowe, IP11



3

Bedrooms



1

Bathroom

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS |
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Wainwrights are delighted to offer this well maintained and attractive 3 bedroom end of terrace house, tucked away on a generous sized plot, within a quiet cul-de-sac in Old Felixstowe. The property benefits from a good sized back garden, with additional space to the side, as well as three good sized bedrooms, a downstairs cloakroom and a modern entrance porch. Within walking distance of Colneis Junior & Kingsfleet Primary school, as well as Ferry Road park, offering tennis courts and plenty of green space, makes this house an ideal family home home, or a quiet retreat in a desirable location.

Outside front

Short pathway leading from the road provides access to the front gate. The front garden is mainly laid to gravel with paved pathway to the front door and to the side gate, space for seating, water feature.

Porch *1.75m x 1.53m (5' 9" x 5')*

UPVC part glazed door opens to modern entrance porch, UPVC double glazed windows to 3 sides, ceramic tile flooring, matching skirtings, glass panelled door to:

Entrance hall *3.57m x 8.30m (11' 9" x 27' 3")*

Radiator, carpet, built in storage cupboard, open under the stairs storage area, stairs to 1st floor, doors to:

Cloakroom *1.88m x 0.87m (6' 2" x 2' 10") 1.37*

L-shaped, room, UPVC double glazed opaque window to front aspect, radiator, hand wash basin, WC, carpet.

Through-Lounge / diner *6.59m x 3.45m (21' 7" x 11' 4") at widest*

UPVC double glazed window to front aspect UPVC double glazed French doors to rear aspect, two radiators, built in cupboard, door to kitchen.

Kitchen *3.79m x 2.88m (12' 5" x 9' 5")*

Door to lounge-diner, UPVC half glazed door to rear aspect, window to rear aspect, radiator, blue marble effect laminate worktops with wood effect cupboards and drawers, matching eye-level cupboards, inset single drainer stainless steel sink, space for gas cooker, space for fridge, space for dishwasher, fully tiled splashbacks, inset spotlights to ceiling, vinyl flooring.

Top landing *2.78m x 0.98m (9' 1" x 3' 3")*

The wider than average staircase has a half- landing with book shelving along one wall. The top landing has hatch to loft (loft is boarded, insulated and has built in shelving, gas boiler is also located in the loft). Doors from first floor landing to:

Master bedroom *3.58m x 3.51m (11' 9" x 11' 6")*

UPVC double glazed window to front aspect, radiator, carpet.

Bedroom two *3.52m x 2.90m (11' 7" x 9' 6")*

UPVC double glazed window to rear aspect, radiator, wood effect laminate flooring, modern and creatively decorated walls and ceiling.

Bedroom three *2.97m x 2.92m (9' 9" x 9' 7") at widest*

UPVC double glazed window to rear aspect, radiator, carpet.

Bathroom *2.98m x 1.80m (9' 9" x 5' 11")*

Opaque UPVC double glazed window to front aspect, chrome towel radiator, built in mirrored cupboards, (one of which contains the hot water cylinder), tiled floor, fully tiled walls, quadrant shower enclosure with chrome and glass sliding doors and power shower, corner bath, hand wash basin, WC, underfloor heating.

Back garden

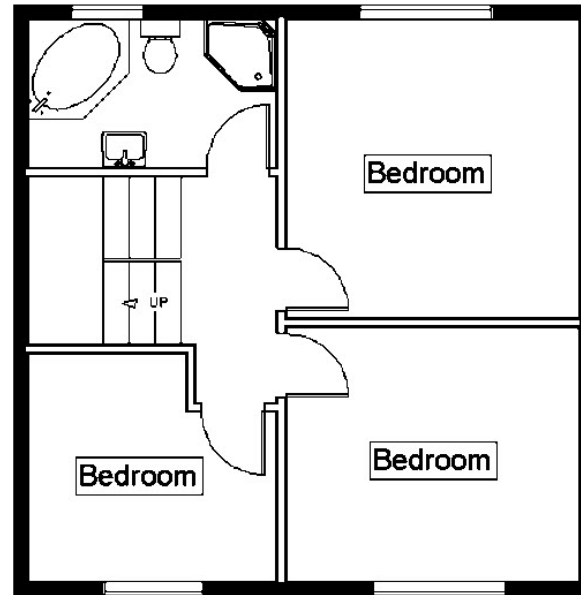
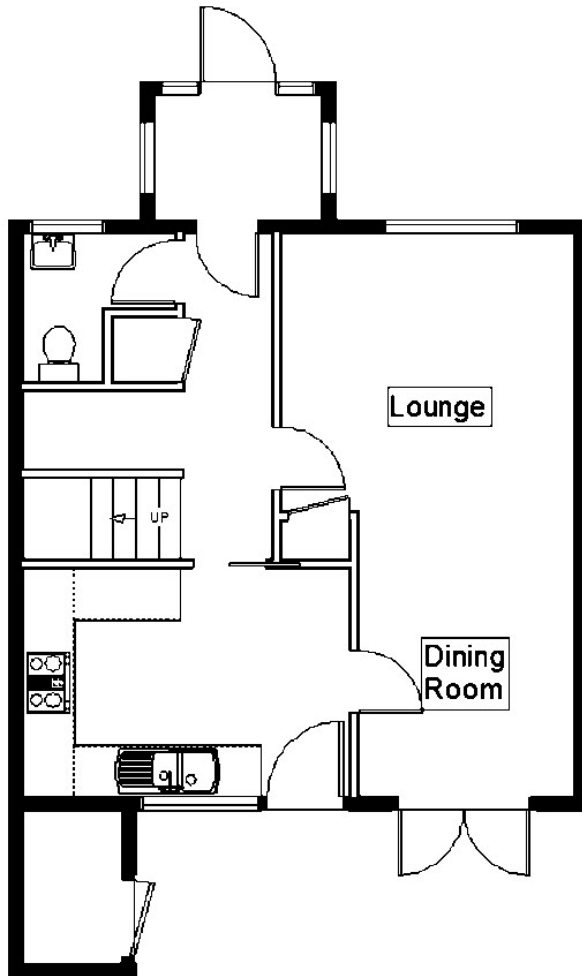
The attractively landscaped garden measures roughly 45ft by 42ft, concrete patio to the side and rear of the house leads to the decorative low brick wall separating the main lawn and garden area. The garden is mostly laid to lawn, with a raised decking area to one rear corner, mature conifers to one side, planting area to other rear corner, decorative pebbled area with selection of grassy shrubs, outside tap, area to the side with large wooden shed/workshop measuring roughly 2.6 m x 3.4 m and further storage/hard-standing area with clear corrugated perspex roof, brick built side wall and wide wooden gate providing access to the front of the property, wooden fencing to the remainder of the garden's boundaries.


Brick outbuilding *1.95m x 1.37m (6' 5" x 4' 6")*

Ceramic tiled floor, lighting and electric point, marble effect laminate worktop with cupboards under, space for tumble dryer, space for fridge/freezer, eyelevel cupboards to 2 walls.

Additional Information

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	72	
(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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