 4  
Bedrooms

 1  
Bathroom





**Wainwrights are pleased to present** this spacious four-bedroom detached home, located in the desirable area of Old Felixstowe. Set on a generous plot with a double driveway and garage, this property offers a fantastic opportunity for those looking to create their dream family home.

In need of modernisation throughout, the accommodation currently includes a large main reception room, a separate dining area, kitchen, and additional ground floor space offering scope for reconfiguration or extension (subject to planning).

Upstairs, the property offers four well-proportioned bedrooms and a family bathroom, providing ample room for growing families or those seeking extra space.

Externally, the property benefits from a good-sized rear garden, off-road parking for multiple vehicles, and a detached garage.

With its prime location and excellent potential, this property is ideal for buyers looking to put their own stamp on a home in one of Felixstowe's

most sought-after areas.

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS |  
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### **Outside front**

Wide dropped kerb leads to double width driveway, lawn area with mature trees, hedging, and flower planted borders, gated side access on either side of the house leading to back garden, covered porch above front door.

### **Entrance hall** *3.17m x 2.57m (10' 5" x 8' 5") at widest*

UPVC fully glazed front door leads into the entrance hallway, stairs to the first floor, built-in cupboard to one wall, small under-stair cupboard, radiator, wall thermostat, carpet, doors to:

### **Lounge** *6.70m x 3.48m (22' x 11' 5")*

Chimney breast with ornately tiled fireplace and hearth, large window to rear aspect, UPVC fully glazed door to garden, window to dining room, carpet.

### **Kitchen** *3.97m x 3.68m (13' x 12' 1")*

Window to front aspect, window to side aspect, fully glazed UPVC door to side aspect, double drainer stainless steel sink with cupboards under, selection of worktops with cupboards under, eye level cupboards, wooden panelling to part of walls, tiled splashback, serving hatch to lounge room, floor mounted ideal Mexico gas fired boiler, space for washing machine, space for gas cooker, vinyl flooring.

### **Dining room** *4.22m x 2.96m (13' 10" x 9' 9")*

Window to rear aspect, window to front aspect, radiator, wooden panelling to ceiling and all four walls, window to lounge, carpet, door leading to inner hallway

### **Inner hallway** *4.56m x 0.84m (15' x 2' 9")*

T-shaped inner hallway with separate door from the front of the property leading all the way to the rear of the property and also tee-ing off towards the dining room with doors to:

### **Kitchenette/utility room** *2.22m x 1.42m (7' 3" x 4' 8")*

Window to rear aspect, enamel metal sink sits on built-in cupboard, vinyl flooring.

### **Cloakroom** *1.40m x 1.13m (4' 7" x 3' 8")*

Window to front aspect, hand wash basin, WC, vinyl flooring.

### **First floor landing** *4.67m x 1.24m (15' 4" x 4' 1") at widest points*

Hatch to loft space, built-in cupboard housing the hot water cylinder, carpet, doors to:

### **Master bedroom/study room** *5.73m x 4.83m (18' 10" x 15' 10")*

Window to rear aspect, window to front aspect, radiator, built-in wardrobes, hand wash basin, wooden flooring.

### **Bedroom 2** *3.56m x 3.49m (11' 8" x 11' 5")*

Window to rear aspect, hand wash basin, radiator, carpet.

### **Bedroom 3** *3.48m x 3.05m (11' 5" x 10' )*

Window to rear aspect, window to side aspect, recessed built-in cupboard, hand wash basin, carpet.

### **Bedroom 4** *2.97m x 2.60m (9' 9" x 8' 6") at widest*

Window to front aspect, recessed cupboard, radiator, hand wash basin, carpet.

**Bathroom** 1.85m x 1.70m (6' 1" x 5' 7")

Window to front aspect, radiator, bath with shower mixer tap, hand wash basin, partially tiled walls, cork floor tiles.

**First floor cloakroom** 1.88m x 0.90m (6' 2" x 2' 11")

Window to front aspect, WC, partially tiled walls, cork floor tiles.

### Back garden

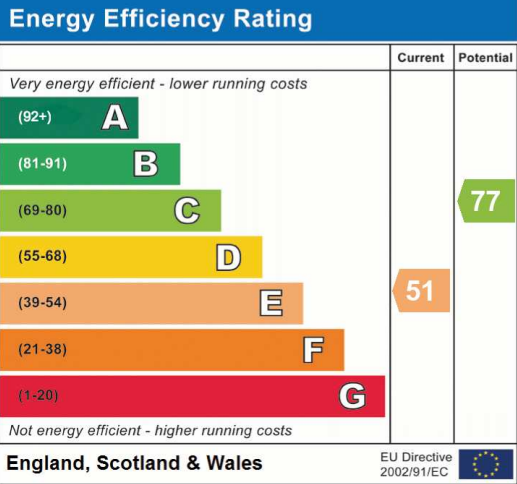
The private rear garden has a westerly aspect and measures roughly 60 ft deep by 80 ft wide. Concrete patio area immediately outside the house, in-ground swimming pool has been built over creating a greenhouse, variety of mature trees, overgrown shrubs, hedges, flowers, circular raised planting area, lawn area. The garden is fully enclosed with wooden fencing and gated access to the front, down both sides of the property.

**Garage** 4.82m x 2.60m (15' 10" x 8' 6")

Brick built garage with up and over door to the front, courtesy door and window to the rear, lighting and power.

### Additional Information

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Address: Ferry Road, Old Felixstowe, IP11

