



Guide price £390,000  
Gainsborough Road, Felixstowe, IP11



 4  
Bedrooms

 1  
Bathroom

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS |  
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Wainwrights presents this spacious and well-maintained four-bedroom period terraced home, ideally located in a popular residential area of Gainsborough Road just a few steps from the town centre. Arranged over three floors, the property offers a bright living room, separate dining room, modern fitted kitchen, a stylish fully tiled wet room, and a downstairs cloakroom. The kitchen opens onto a generous rear garden with a paved patio area extending around both sides of the house and leading to a side gate.

A key feature is the professionally built garden room—ideal for use as a home office or studio. The top-floor loft conversion offers a spacious fourth bedroom with dormer window, original fireplace and eaves storage.

This versatile and well-equipped home offers excellent living space both inside and out, perfect for families or buyers seeking flexibility in a great Felixstowe location. Contact Wainwrights today to arrange a viewing.



**Entrance hallway** 7.06m x 1.04m (23' 2" x 3' 5")

Partially glazed wooden front door with glass panel above opens into the hallway, radiator, coving and decorative arch to ceiling, laminate flooring, under the stairs cupboard, staircase to first floor, and doors to:

**Living room** 3.87m x 4.37m (12' 8" x 14' 4") into bay window and into alcove

UPVC double glazed bay window to front aspect, radiator, coving to ceiling, feature fireplace with tiled hearth, stripped wooden floors.

**Dining room** 3.94m x 3.27m (12' 11" x 10' 9") at widest point

UPVC double glazed window to rear aspect, radiator, coving to ceiling, stripped wooden flooring.

**Kitchen** 4.53m x 3.15m (14' 10" x 10' 4")

UPVC double glazed window to side aspect, UPVC double glazed French doors to rear aspect, tall modern radiator, tiled flooring, Modern fitted kitchen supplied by John Lewis, with Marble effect worktops with matching splashback, worktop integrated drainer with inset stainless steel sink, mixer tap, partially tiled walls, 5 burner integrated AEG induction hob with AEG extractor hood over and feature coloured glass splashback, integrated AEG oven, integrated AEG microwave, space for dishwasher, space for washing machine, space for dryer, range of matching eyelevel drawers, cupboards, and floor level cupboards, full height pull-out larder cupboard, space for fridge freezer, door to:

**Ground floor cloakroom** 1.39m x 1.04m (4' 7" x 3' 5")

Fully tiled flooring which continues from kitchen, hand wash basin, WC, marble effect shelf, coving to ceiling, extractor fan, wall mounted Worcester gas Combi boiler.

**First floor half landing**

Small half landing with two steps up to the first floor hallway and doors leading to:

**Bedroom Three/Study** 3.48m x 3.17m narrowing to 2.20m (11' 5" x 10' 5")

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

**Shower room** 2.17m x 1.81m (7' 1" x 5' 11") at widest

UPVC double-glazed window to side aspect, chrome towel radiator, coving to the ceiling, extractor fan, electric shaver point, fully tiled wet room floor and matching fully tiled walls, vanity unit with marble-effect laminate worktop and inset hand wash basin, fixed glass and chrome shower screen, riser rail, rain shower head, thermostatic controls, WC.

**First floor hallway**

Handrail with painted wooden spindles, carpet, wall mounted thermostat, coving to ceiling, airing cupboard with radiator and shelving, doors leading to:

**Bedroom One/Master bedroom** 5.07m x 3.65m (16' 8" x 12' ) at widest

UPVC double glazed windows to front aspect, radiator, original fireplace, coving to ceiling, carpet.

**Bedroom Two** 3.96m x 3.26m (13' x 10' 8") into alcove

UPVC double glazed window to rear aspect, radiator, original fireplace, coving to ceiling, carpet.

**Bedroom Four** 5.07m x 4.99m (16' 8" x 16' 4") into alcoves and at widest point

A staircase with a wooden handrail leads up to the second floor, UPVC double-glazed dormer window to front aspect, radiator, hatch to loft, original fireplace, eaves storage cupboard, carpet.

**Garden room** *3.67m x 2.45m (12' x 8' )*

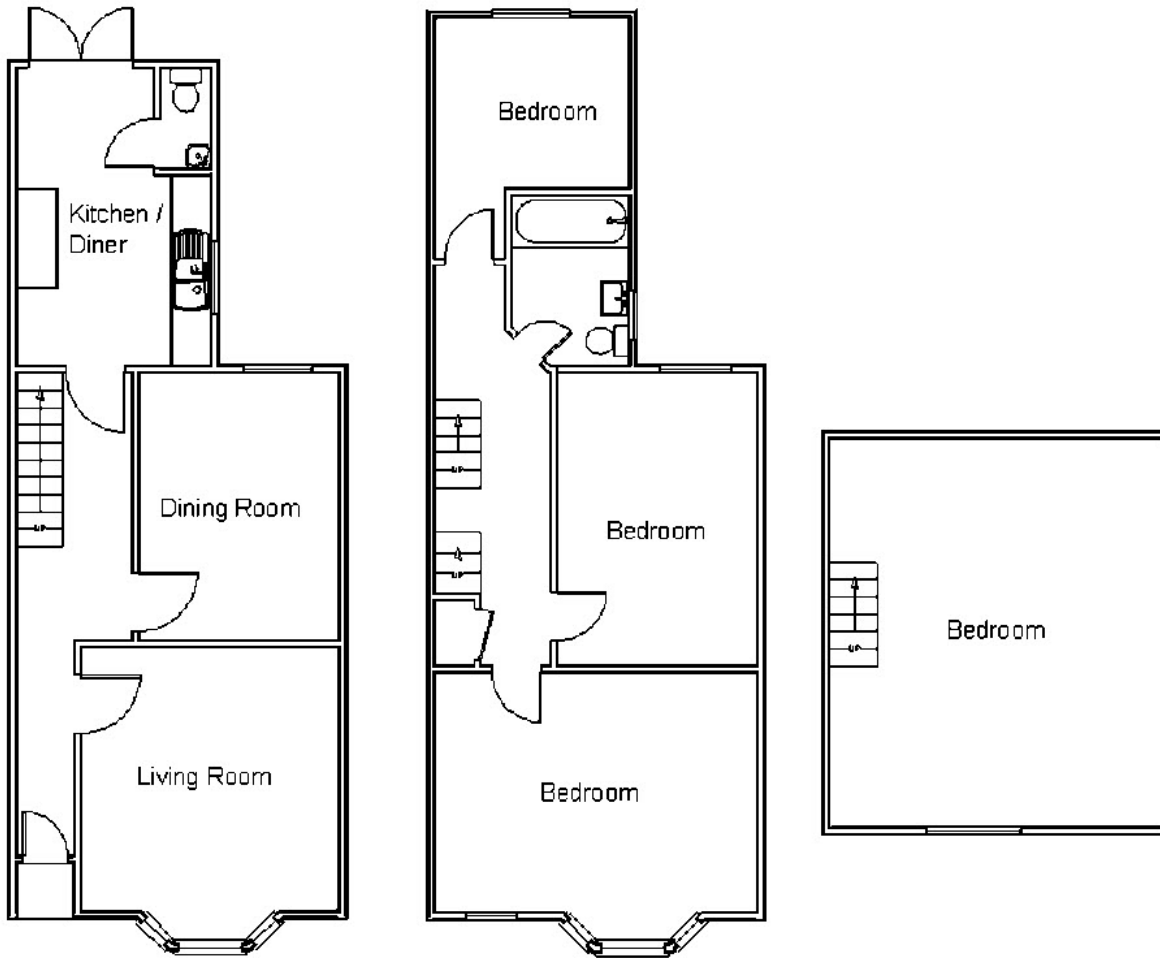
Modern, professionally built garden room with; UPVC and composite double-glazed entry door, full-height tilt-and-turn window and 2 full-height fixed windows to side, two fixed and one tilt-and-turn window to end, wall mounted air conditioner/heat exchanger, laminate flooring, electrical consumer unit, lighting, and multiple power points.

**Back garden** *25.00m x 6.50m (82' x 21' 4")*

French doors open out from the kitchen onto a paved patio that extends approximately 2.5 metres and wraps around both sides of the house, one side leading to the side gate with access to Gainsborough Road. The paving extends as a pathway into the garden, which is divided into two distinct areas, separated by a decorative wooden archway with surrounding plants. The area closest to the house includes the paved patio, a mature date palm, flower and shrub borders, and the garden room. The remainder of this section is laid to lawn. The further end of the garden is mainly covered with gravel and features a wooden summerhouse, a wooden shed, and several planters. The garden is fully enclosed with wooden fencing supported by concrete posts along both sides.

**Additional Information**

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

Address: 13 Gainsborough Road, IP11

