



£285,000

Brandon Road, Felixstowe, IP11



3

Bedrooms



1

Bathroom

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS |  
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Wainwrights is pleased to present this **charming three-bedroom semi-detached home** at **Brandon Road, Felixstowe**. Situated in a quiet residential area, this property offers a fantastic opportunity for families seeking a well-located and versatile home.

The property features a spacious living room, a well-proportioned kitchen, and three comfortable bedrooms. The layout is ideal for modern family living, with ample space for both relaxation and entertaining. Externally, the home benefits from front and rear gardens, providing outdoor space for leisure and gardening enthusiasts. Off-street parking is available, in addition to a garage, adding to the convenience of this delightful home.

Located close to local amenities, schools, and transport links, this property offers both comfort and accessibility. The property is within easy reach of Felixstowe town centre and the seafront, making it an ideal choice for those seeking a balanced lifestyle.

For more information or to arrange a viewing, please contact Wainwrights.



### Entrance porch

UPVC partially glazed door opens into porch which has a window to front aspect and door opening into:

**Lounge** 4.53m x 4.26m (14' 10" x 14' )

Window to front aspect, radiator, staircase, flame effect decorative fireplace, coving to ceiling, laminate flooring, glazed panel door to:

**Kitchen - Diner** 4.53m x 2.89m (14' 10" x 9' 6")

UPVC double glazed french doors and window to rear aspect, attractive fully fitted kitchen with real wood worktop and shaker style cupboards and drawers at floor and matching cupboards at eye level, cooker hood, integrated fridge freezer, integrated dishwasher, integrated washing machine, partially tiled walls, coving to ceiling, .

### First floor landing

Radiator, carpet, coving to ceiling, doors to:

**Master Bedroom** 3.31m x 2.46m (10' 10" x 8' 1")

Window to front aspect, radiator, coving to ceiling, carpet.

**Bedroom Two** 2.46m x 2.89m (8' 1" x 9' 6")

Window to rear aspect, radiator, coving to ceiling, carpet, hatch for loft access.

**Bedroom Three** 1.97m x 2.39m (6' 6" x 7' 10")

Window to front aspect, Radiator, coving to ceiling, carpet.

**Bathroom** 1.77m x 1.98m (5' 10" x 6' 6")

Window to rear aspect, radiator, fully tiled walls, bath with shower over, glass and chrome screen, hand wash basin set on vanity unit, wc, cupboard housing the hot water cylinder, vinyl flooring.

### Garage

Garage has an up and over door, lighting and electrics. There is additional storage in the roofspace.

### Outside

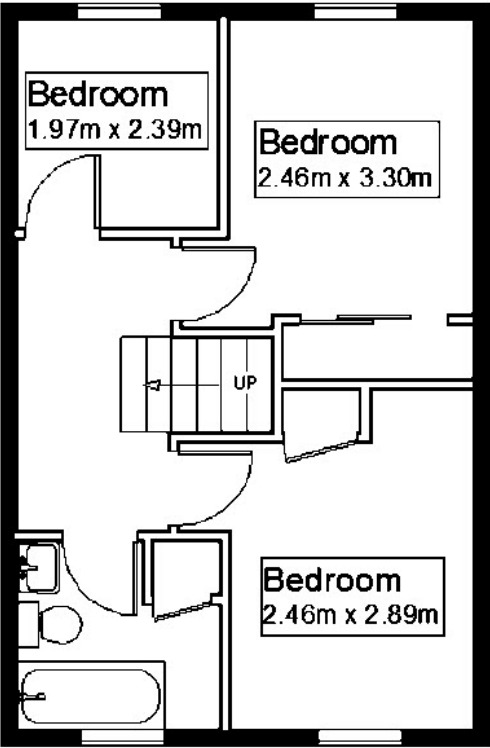
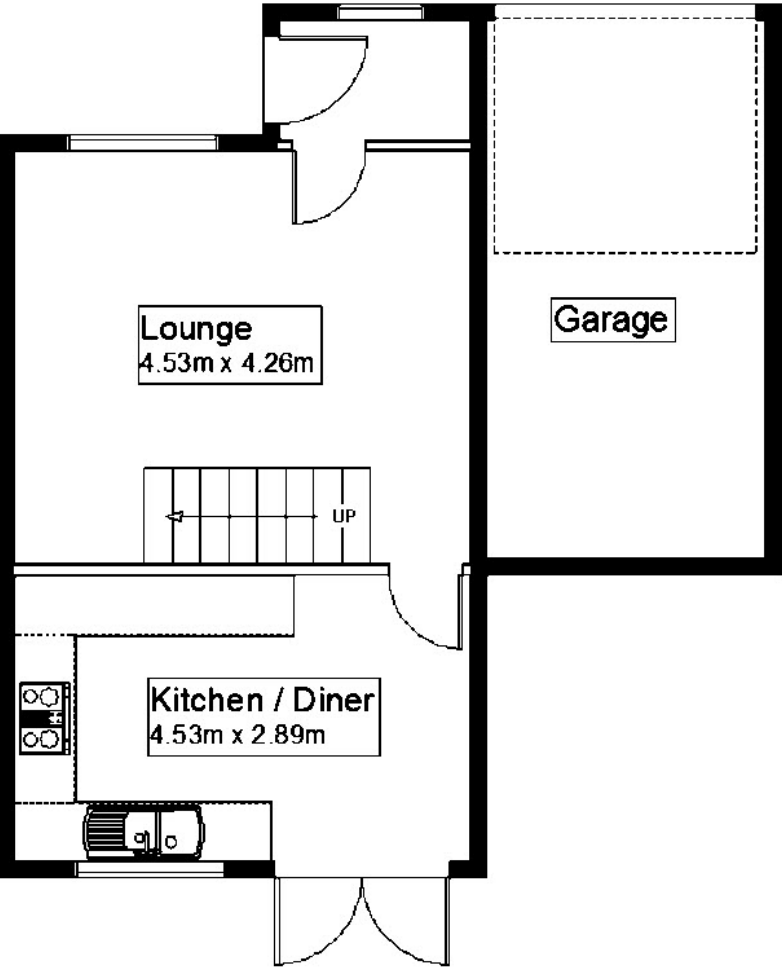
The front garden is on a slope and is mainly laid to lawn, with a driveway with parking space for one car leading to the garage. There is also a side access gate leading to the back garden. The south-facing back garden measures approximately 38ft by 30ft. A paved patio area with ample room for a table and chairs, as well as a wooden shed and bin storage, leads up to a raised lawn and well planted borders, with a colourful array of flowering shrubs and flowers.

### Additional Information

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