



Guide price £525,000
Ferry Road, Old Felixstowe, IP11



3

Bedrooms



1

Bathroom

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS |
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Wainwrights present this spacious three bedroom extended detached house, located in the highly sought after Ferry Road, in Old Felixstowe. Extended and renovated to a very high standard, the house also boasts a large open plan area incorporating the spectacular recently fitted modern kitchen and general living space. There is a dual-aspect lounge and the outside space provides a very attractive and extremely practical entertainment space, complete with a hot tub. Other features include a large family bathroom, a downstairs cloakroom, a detached garage and ample off road parking.

Porch

UPVC double glazed front door leading to spacious porch.

Hallway *3.80m x 1.80m (12' 6" x 5' 11")*

UPVC double glazed internal door, stairs rising to first floor, doors off

Lounge *6.40m x 3.60m (21' x 11' 10")*

Double glazed window to front aspect, double glazed bi-folding doors onto garden, open fireplace with log burner, open through to kitchen/diner, designer tall radiator

Kitchen/Diner *6.40m x 5.55m (21' x 18' 3")*

Stunning recently fitted kitchen with Neff double oven, intergated Neff dishwasher, integrated Neff Fridge, integrated Neff Freezer, central island with Neff down draught induction hob and Neff wine fridge, water softener, door to utility room, designer tall radiator x 2, double glazed windows to front and side aspects, sleek range of wall and base units with solid quartz worktop over, incorporating single drainer sink with mixer tap, tiled flooring

Utility Room *3.70m x 1.80m (12' 2" x 5' 11")*

Range of units, with one housing Baxi combi boiler, space for washing machine and tumble dryer, double glazed door to rear, door to cloakroom.

Downstairs Cloakroom *1.75m x 0.80m (5' 9" x 2' 7")*

Low level wc, wash hand basin, double glazed window to side aspect.

Stairs leading to first floor landing: *3.63m x 1.82m (11' 11" x 6')*

Double glazed window to front aspect, split level landing, doors to:

Bedroom One *3.60m x 3.60m (11' 10" x 11' 10")*

Double glazed window to front aspect, radiator, door to walk in wardrobe measuring 2.77m x 1.85m (9'1"x 6'1")

Bedroom Two *3.61m x 3.64m (11' 10" x 11' 11")*

Double glazed window to front aspect, radiator

Bedroom Three *3.62m x 2.71m (11' 11" x 8' 11")*

Double glazed window to rear aspect, radiator

Family Bathroom *3.20m x 2.45m (10' 6" x 8')*

Double glazed window to rear aspect, featuring walk in shower, bath tub, twin sinks,

Landscaped Rear Garden *12.40m x 11.60m (40'8" x 38'1")*

Beautifully landscaped garden. Access to garage and side storage area which leads to the front of the house.

Detached Garage *5.45m x 2.63m (17' 11" x 8' 8")*


Power and lighting, access via St Georges Road, up and over door, personal door leading to garden, parking for one vehicle

Additional Information

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	70	
(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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