



Guide price £350,000  
Melford Way, Felixstowe IP11



 4  
Bedrooms

 1  
Bathroom

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS |  
[enquiries@wainwrights.co.uk](mailto:enquiries@wainwrights.co.uk)

01394 275276





Early viewing is essential to appreciate this stunning four/five bedroom semi detached house. Having undergone extensive renovations, this family home offers a living room, kitchen/diner/family room, utility room and cloakroom, good size bedrooms, study/bedroom five and a family bathroom.

This beautifully improved four-bedroom semi-detached home is situated in a sought-after residential area. This spacious property, offering a generous living space, has been thoughtfully upgraded to provide modern comforts while maintaining a warm and inviting atmosphere.

Upon entering, you are greeted by a bright and welcoming sitting room, perfect for relaxing or entertaining guests. The heart of the home is the extended kitchen, a stylish and contemporary space featuring sleek units, integrated cooker, and a breakfast bar—ideal for casual dining or meal preparation. The four well-proportioned bedrooms upstairs ensure ample space for family members or guests. A newly fitted modern bathroom enhances the home with tiling, a shower over bath, and stylish built-in unit housing the basin.

Externally, the property offers fantastic outdoor space. The block-paved driveway at the front leads to the beautiful half decked and half paved rear garden, which is enclosed with wooden fencing.

Located within easy reach of Felixstowe town centre, local amenities, and reputable schools, this home is perfectly suited for families looking for both comfort and convenience. With its impressive blend of modern upgrades, spacious interiors, and excellent outdoor features, this property presents an incredible opportunity for those seeking a stylish and practical home in a desirable location.

### **Hallway**

Upvc double glazed front entrance door. Upvc double glazed window to front aspect which is obscurely glazed with house number with glass. Feature staircase with oak hand rail and matching bespoke child gates (which can be removed if not required). Bespoke built in under stairs storage cupboards, contemporary style tall radiator. Stylish luxury vinyl tiled flooring in the style of oak laid herringbone style. Cupboard housing electric meter, spotlights to ceiling. Modern part glazed doors to:

### **Lounge** 17' x 11' 8" (5.18m x 3.56m)

Upvc double glazed window to front aspect. Built in tv media unit with display shelving and spotlights and storage cupboards under. Radiator, coving to ceiling.

### **Kitchen/diner/family room**

(L- shaped room) Kitchen area ;16'x 8'9" Dining / Family area; 19'11"x 8'6" Window to rear aspect. Double doors to garden. Matching shaker style kitchen wall and base units with solid wood worktops incorporating a breakfast bar seating area. Pull out spices cupboard, drawers and tall cupboard. Stainless steel one and half bowl single drainer sink with spring style chrome mixer tap with pull out shower spray. Six ring gas hob with stainless steel and glass canopy extractor hood over. Built in high line stainless steel and glass Neff oven and matching grill/oven. Dining area and family seating area (if desired). Splashback tiling. Oak style tiled flooring. Spotlights to ceiling. Door to Inner Hall.

### **Inner Hall**

Upvc double half glazed door leading to garden. Decorative tiled flooring. Doors to cloakroom & utility room.

### **Cloakroom**

Window to rear aspect. Low level flush wc, wall mounted wash hand basin with chrome mixer tap. Decorative tiled flooring. Half tiled walls. Modern radiator.

### **Utility** 7' 10" x 7' (2.39m x 2.13m)

Range of shaker style wall and base units matching kitchen. Stainless steel square shaped sink with chrome mixer tap. Appliance spaces for washing machine and tumble dryer. Stylish luxury vinyl tiled flooring in the style of oak laid herringbone style. Door leading to Studio/Office/Bedroom 4.

### **Study/bedroom five** 12' 5" x 7' 11" (3.78m x 2.41m)

(Versatile room which has many usages from a study, work area, studio, bedroom or can be a formal dining room). Upvc double glazed window to front aspect. Stylish luxury vinyl tiled flooring in the style of oak laid herringbone style. Modern radiator & spotlighting to ceiling.

**Landing**

Doors off:

**Bedroom one** 14' 9" x 11' 3" (4.50m x 3.43m)

Two upvc double glazed windows to front aspect. Modern built in wardrobes to one wall incorporating a high line dressing table area with cupboard under and tv or mirror space over. Modern radiator.

**Bedroom two** 11' 3" x 8' 4" (3.43m x 2.54m)

Upvc double glazed window to rear aspect. Radiator.

**Bedroom three**

Double glazed window to rear aspect. Radiator.

**Bedroom four**

Upvc double glazed window to front aspect. Radiator.

**Bathroom**

Upvc double glazed window to rear aspect. Modern white suite comprising; panel enclosed bath with shower over and glazed screen to side, vanity unit with sunken wash hand basin and chrome mixer tap and cupboards under. Part tiled walls. Spotlights to ceiling. Stylish tiled flooring. Extractor fan.

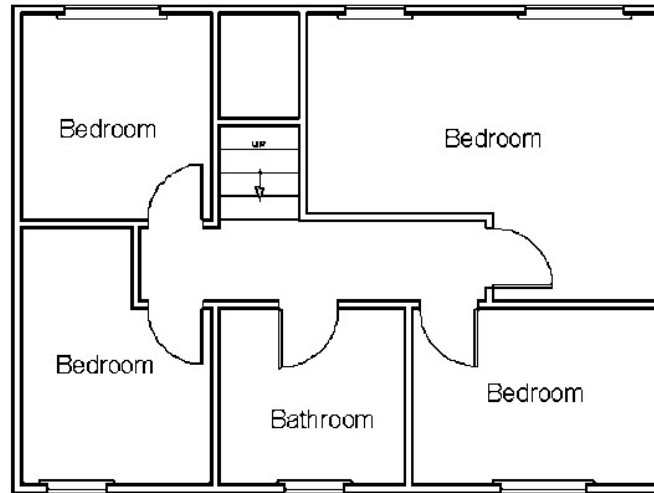
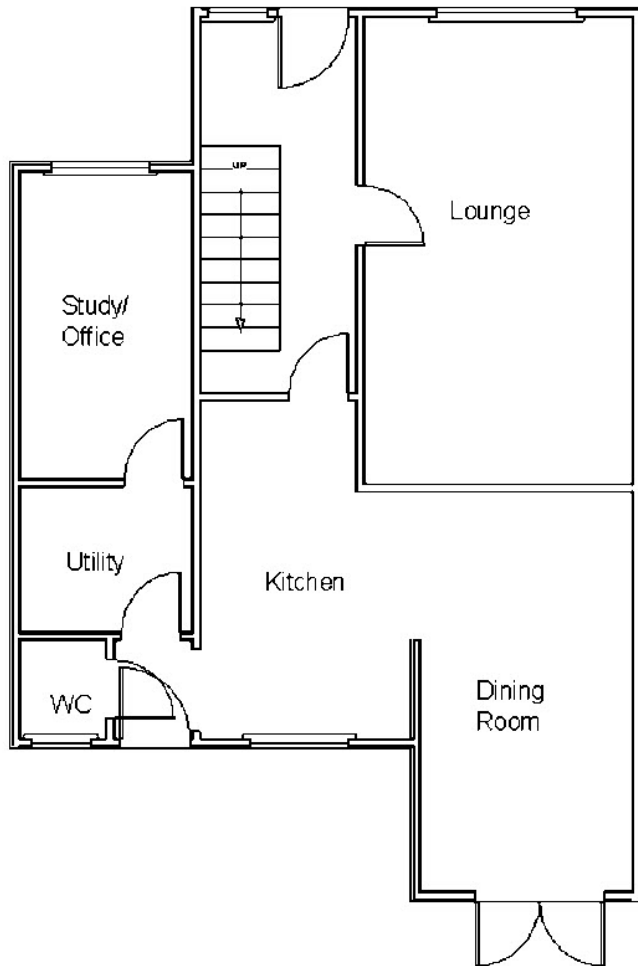
**Front & Rear gardens**


The front of the property is laid to block paving and concrete allowing OFF STREET PARKING for up to three vehicles. There is a covered storage or can be used as an outside front seating area. The rear garden is enclosed by fencing and is largely laid to decking. There is a further blocked paving area and a pergola seating area which is laid to slabbed paving.

**Additonal 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>		83
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(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: 47 Melford Way, IP11

