



3

Bedrooms



1

Bathroom



Wainwrights presents this welcoming three-bedroom end-of-terrace home, offered with no onward chain and located in a popular and quiet cul-de-sac in Old Felixstowe, a stones throw from the tennis courts, play area and large communal green. The property features a spacious lounge/diner, fitted kitchen, study, and a modern family bathroom. Outside, there is a low-maintenance west-facing rear garden, creating an ideal space for outdoor entertaining. With gas central heating, recently installed UPVC double glazing, and a convenient setting close to schools, playing fields and local amenities, this home is perfect for families or those seeking a well-located property near the coast.

Outside Front

The property is accessed via a walkway leading to a front gate. There is a hardstanding area to the side, currently used by the owners for parking their motorhome. A communal green is situated directly in front of the property. A wooden picket fence and gate open into a private front garden, mainly laid with shingle and a small rocky area. A concrete path leads to the covered porch and front door.

Entrance Hallway *3.76m x 0.86m (12' 4" x 2' 10")*

UPVC decorative double-glazed front door opens into a hallway with fully tiled flooring, radiator, and an open understairs area. Stairs rise to the first floor. There is a built-in cupboard housing the electric meter and consumer unit, and an additional storage cupboard with shelving. Doors leading to:

Lounge/Diner *6.00m x 3.50m (19' 8" x 11' 6") at widest*

Spacious dual-aspect room with UPVC double-glazed window to the front and French doors opening to the rear garden. Carpeted flooring, two radiators, coving to ceiling, feature light fittings, and additional door to kitchen.

Kitchen *3.80m x 2.25m (12' 6" x 7' 5")*

Fitted kitchen with granite-effect laminate worktops and matching floor and wall units. Inset single-drainer composite sink, cooker hood, space for cooker and fridge/freezer. Tiled flooring, coving and spotlights to ceiling. UPVC double-glazed door and window to rear aspect.

Stairwell & first Floor Landing *2.76m x 1.08m (9' 1" x 3' 7")*

Stairs rise in two stages with a half-landing creating an open stairwell. Carpeted, handrail gallery, hatch to loft, and doors to all rooms.

Master Bedroom *3.52m x 3.60m (11' 7" x 11' 10") at widest*

UPVC double-glazed window to front aspect, radiator, carpet, coving, and ceiling fan incorporating lights .

Bedroom Two *3.42m x 2.31m (11' 3" x 7' 7")*

UPVC double-glazed window to rear aspect, radiator, carpet, coving, and cupboard housing the wall-mounted Baxi Duo-Tec gas combination boiler.

Bedroom Three *3.80m x 1.72m (12' 6" x 5' 8")*

UPVC double-glazed window to front aspect, radiator, and carpet.

Bathroom *2.31m x 1.93m (7' 7" x 6' 4") with additional the shower area of 1.12x1.11*

UPVC double-glazed opaque window to rear. Fitted bath with storage under and feature mixer tap, walk-in shower with rain head and glass/chrome screen, vanity unit with inset basin and storage, chrome towel radiator, WC, vinyl flooring and feature ceiling light.

Ground Floor Storage room/ potential cloakroom Potential *1.98m x 1.70m (6' 6" x 5' 7") at widest*

UPVC double-glazed window to front aspect. Currently used for storage but offers potential to be converted into a downstairs cloakroom.

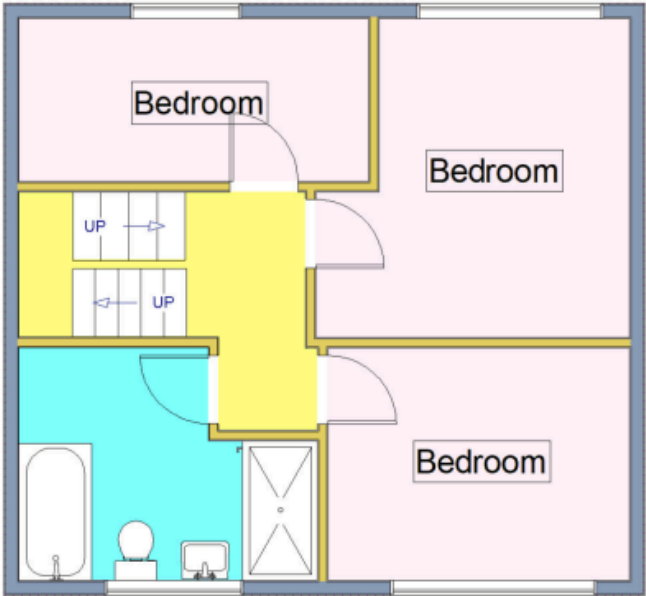
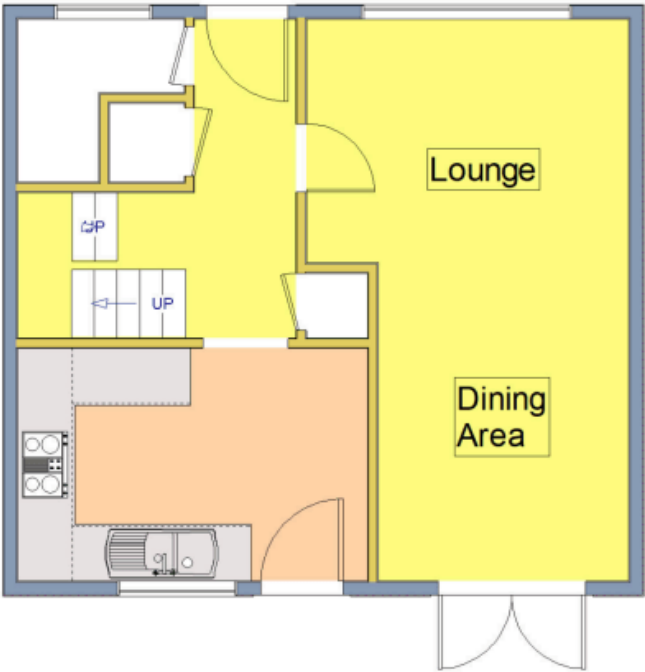
Back Garden *7.30m x 6.60m (23' 11" x 21' 8")*

Low-maintenance, south-westerly aspect garden, enjoying good sunlight throughout the day. Fully enclosed with shiplap fencing, mainly paved with a gravel area to one side by the side access gate. The garden features a purpose-built bar with lighting, electrics, and plumbing for a dishwasher and tumble dryer. There is also an additional wooden pergola with professionally installed electrics.

Additional Information

Wainwrights Estate & Lettings Agent Ltd. Co No. 14699401. Trading Address: 156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS. Misrepresentation Act 1967 and Property Misrepresentations Act 1991. This advertisement or these particulars do not constitute any part of an offer or contract. All measurements are given as a guide,

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Gosford Way, Old Felixstowe, IP11

