



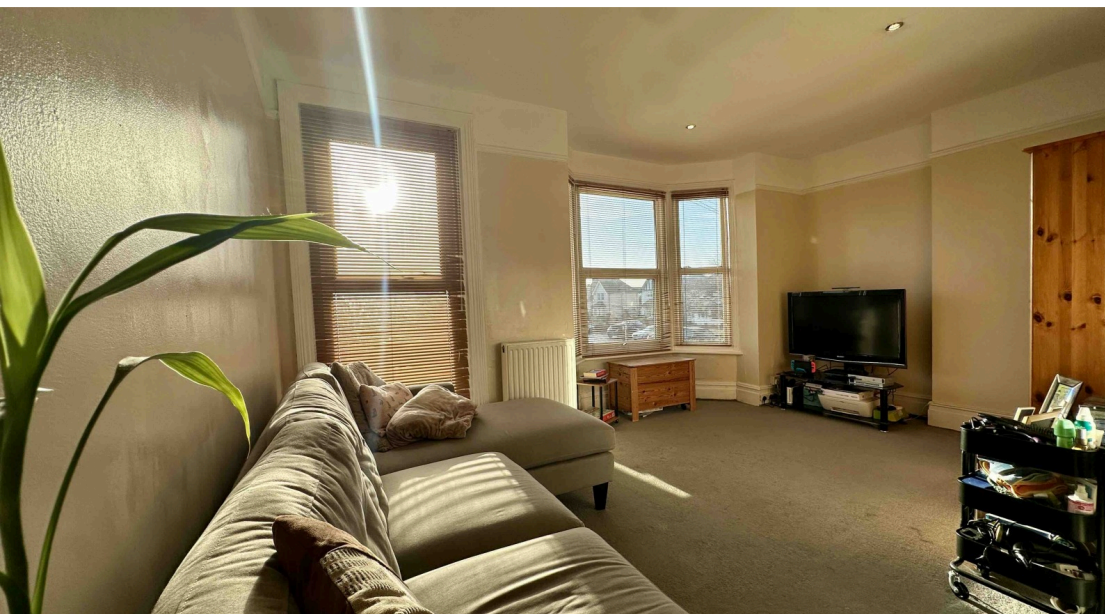
6

Bedrooms



2

Bathrooms



- Semi Detached
- Six Bedrooms
- Off-road parking
- Low-maintenance garden
- Ensuite bedroom
- Period features
- Bay windows
- Town-centre location

Wainwrights presents this substantial six-bedroom, double-bay fronted, semi-detached house, offering approximately 1,905 sq ft of versatile town centre accommodation, arranged over three generous floors. The ground floor has a welcoming hallway, two spacious reception rooms, a generous sized kitchen, a utility room, separate cloakroom and access to the cellar.

The first floor provides three well-proportioned bedrooms, including the master with its own en-suite shower room, a wide landing, family bathroom and separate WC. The top floor offers three additional bedrooms. The property is ideal for larger families, or those seeking additional space for guest accommodation or flexible workspaces.

Outside, the property benefits from off-road parking for two vehicles to the front and a low-maintenance enclosed garden to the rear. Situated just a few steps from Felixstowe's vibrant town centre the property offers practicality, ample living accommodation, character and adaptability. Early viewing is strongly recommended.

Front Garden

Fully block-paved to provide off-road parking for two vehicles, side access gate leading to the rear.

Entrance Hallway *7.40m x 1.30m (24' 3" x 4' 3") at widest*

Wood-effect laminate flooring. Part-glazed wooden front door, radiator, dado rails, stairs to first floor, and doors to cellar, kitchen, reception room one, and reception room two. Spotlights to ceiling.

Reception Room 1 *3.80m x 4.80m (12' 6" x 15' 9")*

UPVC double-glazed bay window to front aspect, carpet, picture rails, original ceiling coving, feature chandelier and decorative fireplace with marble-effect surround, wooden mantel and matching hearth. Radiator.

Reception 2 *3.09m x 3.99m (10' 2" x 13' 1")*

UPVC double-glazed window to rear aspect, feature fireplace, radiator, carpet, picture rails and feature chandelier light fitting.

Kitchen / Diner *5.91m x 3.20m (19' 5" x 10' 6")*

Fitted with tile-effect vinyl flooring, UPVC double-glazed window to the side aspect and glass-panelled door from the hallway. The kitchen offers black granite-effect laminate worktops, Lamona five-burner gas hob with integrated electric oven and cooker hood above, 1.5 bowl stainless steel sink with mixer tap, part-tiled walls, shaker-style base and wall units, and radiator. Doorway leads through to the utility room.

Utility Room

Space and plumbing for a washing machine and tumble dryer, tile-effect vinyl flooring, wall-mounted Ideal Logic Combi C30 boiler, marble-effect laminate worktops with matching cupboards. Doors to the rear garden and cloakroom.

Cloakroom

UPVC double-glazed window to the rear aspect, WC, hand wash basin, radiator and tile-effect vinyl flooring.

Cellar

Steps lead down to the cellar, which spans roughly the width of the front portion of the hallway and sits beneath the front door area.

First Floor Hallway/Landing *7.25m x 1.60m (23' 9" x 5' 3")*

Carpet, radiator, spotlights, hatch to loft space, stairs to second floor and doors to all first-floor rooms.

Master Ensuite Bedroom/Dayroom 4.96m x 4.08m (16' 3" x 13' 5") *into alcove*

UPVC double-glazed bay window to the front aspect plus an additional front-facing UPVC double-glazed window. Radiator, picture rails, spotlights including sunken downlights, and door to ensuite.

Ensuite Shower Room 3.13m x 1.21m (10' 3" x 4')

Double-width walk-in shower with glass sliding doors, rainfall shower head, handheld attachment and thermostatic controls. Hand wash basin, WC, radiator, tile-effect vinyl flooring, part-tiled walls with Aquaboard around shower, extractor fan and spotlights.

Bedroom 2 3.11m x 3.98m (10' 2" x 13' 1")

UPVC double-glazed window to rear aspect, carpet, radiator, original fireplace, built-in wall cupboard and feature ceiling light.

Bedroom 3 4.60m x 3.20m (15' 1" x 10' 6") *into alcoves*

UPVC double-glazed window to rear aspect, radiator, carpet, picture rails and original fireplace with decorative metal surround and mantel.

Family Bathroom 1.88m x 1.90m (6' 2" x 6' 3")

UPVC double-glazed opaque window to side aspect, tile-effect vinyl flooring, part-tiled walls, bath with mixer shower tap over, hand wash basin, radiator and spotlights to ceiling.

Cloakroom

UPVC double-glazed opaque window to side aspect, WC, tile-effect vinyl flooring.

Second Floor Landing

Velux window to ceiling, spotlights, radiator, carpets and doors to all second-floor rooms.

Bedroom 4 3.92m x 3.14m (12' 10" x 10' 4") *at widest points*

Part sloping ceiling with decorative wooden panelling to mid-wall height, UPVC double-glazed window to side aspect, radiator, carpet and spotlights.

Bedroom 5 2.37m x 4.10m (7' 9" x 13' 5")

Part sloping ceiling UPVC double-glazed window to front aspect, carpet, radiator and spotlights.

Bedroom 6 2.40m x 3.10m (7' 10" x 10' 2")

UPVC double-glazed window to front aspect, partially sloping ceiling, carpet, radiator and spotlights.

Outside rear

Fully enclosed rear garden with side access via a wooden gate and pathway along the side of the property. Predominantly laid to paving with a raised planter area to one side and a mature Laquat fruit tree. The garden is enclosed with timber panel fencing and concrete posts. There is also a small wooden lean-to with a Perspex roof providing a pergola-style covered area.

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, and no liability can be accepted for any errors arising from. No responsibility is taken for any other error, omission, or misstatement in these particulars not for any expenses incurred by the applicants for whatever reason. No representation or warranty is made in relation to this property whether in these particulars, during negotiations or otherwise. Intending purchasers will be asked to produce identification documentation and proof of funds at a later stage. Wainwrights has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Council tax band C - £1962.93



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: 64 Cobbold Road, IP11

