



£450,000

Valley Walk, Felixstowe, IP11



4

Bedrooms



2

Bathrooms

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS |
enquiries@wainwrights.co.uk

01394 275276



Wainwrights presents this impressive and well-appointed four-bedroom detached family home, situated in the sought-after Valley Walk. The property offers spacious and versatile accommodation, including a striking through lounge with bi-fold doors, an open-plan kitchen with central island, separate dining/snug area, utility room and ground floor cloakroom. Upstairs features four well-proportioned bedrooms, including a principal bedroom with en-suite, along with a contemporary family bathroom. Externally, the home benefits from a landscaped and fully enclosed rear garden, off-road parking, and a converted double garage providing a highly adaptable garden room or home office. Ideal for modern family living, home working and entertaining.

Entrance Hallway 4.34m x 1.81m (14' 3" x 5' 11") at widest

Composite partially glazed front door opening into a welcoming hallway. Wood-effect laminate flooring, UPVC double-glazed window to side aspect and radiator. Stairs rising to first floor with under-stairs storage cupboard. Doors to all principal ground floor rooms. Coving to ceiling.

Ground Floor Cloakroom

UPVC double-glazed window to side aspect. Decorative tiled flooring. White suite comprising WC with concealed cistern and vanity unit with inset wash hand basin. Underfloor heating with digital controller and wall-mounted heated towel rail. Cupboard housing the electrical consumer unit and solar panel generation meter.

Kitchen 4.63m x 3.03m (15' 2" x 9' 11")

Open-plan from the dining/snug area. Stylish modern kitchen with porcelain tiled flooring and UPVC double-glazed window to rear aspect. Fitted with a comprehensive range of wall and base units with black speckled granite-effect laminate work surfaces. Integrated appliances include fridge/freezer, dishwasher, wine cooler, Neff double oven and electric hob with extractor hood above. Central island with breakfast bar, additional storage and feature pendant lighting. Tall contemporary radiator, inset spotlights and coving to ceiling.

Family room / Snug 2.87m x 3.04m (9' 5" x 10')

UPVC double-glazed window to front aspect. Wood-effect laminate flooring, radiator, inset spotlights and coving to ceiling. Large open doorway leading into the kitchen, making this space ideal as a dining room or snug.

Utility Room 1.77m x 2.39m (5' 10" x 7' 10")

Accessed from the kitchen. UPVC double-glazed half-glazed door to rear and UPVC double-glazed window to side aspect. Tiled flooring continuing from the kitchen. Fitted with base units and black speckled granite-effect laminate work surfaces incorporating a composite sink with mixer tap. Space and plumbing for washing machine and tumble dryer. Wall-mounted Vaillant boiler. Spotlights and coving to ceiling. Access hatch to mini loft space.

Through Lounge/diner 6.22m x 3.57m (20' 5" x 11' 9")

Bright dual-aspect reception room with UPVC double-glazed window to front aspect and full-width bi-fold doors opening onto the rear garden. High-quality flooring, radiator and feature fireplace with electric fire, wooden surround and marble-effect hearth. Coving to ceiling.

First Floor Landing

Carpeted landing with access hatch to loft space. Coving to ceiling. Airing cupboard housing the hot water cylinder. Doors to all bedrooms and family bathroom.

Master Bedroom with en-suite 4.05m x 2.88m (13' 3" x 9' 5")

Two UPVC double-glazed windows to front aspect. Carpeted flooring, radiator and coving to ceiling. Built-in double wardrobe with hanging space and shelving. Door to en-suite shower room.

En-Suite Shower Room

UPVC double-glazed window to side aspect. Ceramic tiled flooring. Shower enclosure with mixer shower and riser. Wash hand basin, WC, heated towel rail and extractor fan.

Bedroom Two 3.62m x 2.89m (11' 11" x 9' 6")

Two UPVC double-glazed windows to front aspect. Carpeted flooring, radiator and coving to ceiling. Built-in double wardrobe plus additional deep storage cupboard.

Bedroom Three 3.09m x 2.61m (10' 2" x 8' 7")

UPVC double-glazed window to rear aspect. Carpeted flooring, radiator and built-in double wardrobe.

Bedroom Four *2.37m x 2.20m (7' 9" x 7' 3")*

UPVC double-glazed window to rear aspect. Laminate flooring, radiator and coving to ceiling. Ideal as a bedroom, nursery or home office.

Family Bathroom *1.93m x 2.17m (6' 4" x 7' 1")*

UPVC double-glazed window to rear aspect. Modern suite comprising large bath with central mixer tap, quadrant shower enclosure with rainfall shower and handheld attachment, wash hand basin with storage beneath and WC. Tiled walls, radiator, inset spotlights and coving to ceiling.

Garden Room / Office *4.54m x 3.50m (14' 11" x 11' 6")*

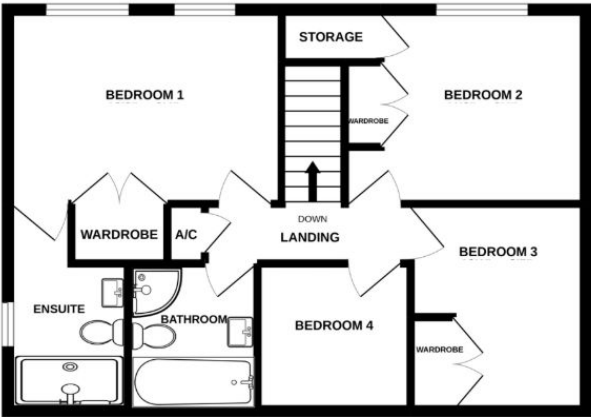
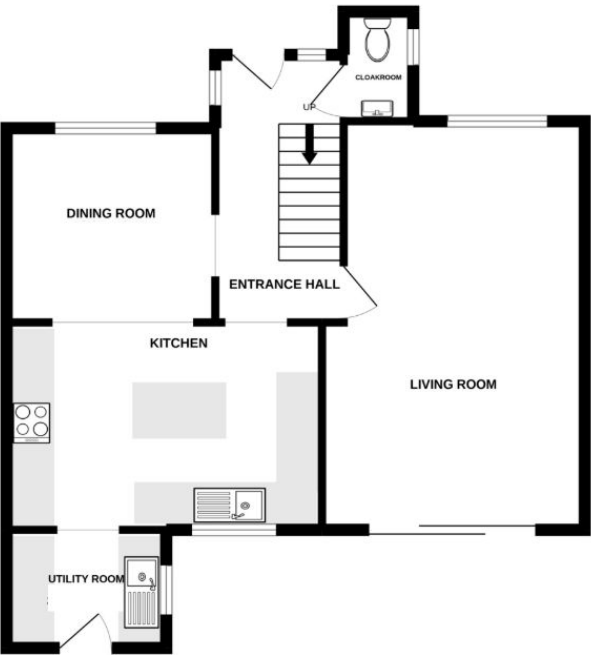
Formed from part of the former double garage, this versatile and self-contained room offers an ideal home office, gym or media room. UPVC double-glazed window to rear aspect and UPVC double-glazed pedestrian door providing direct access to the garden. Laminate flooring, full electrics, wall-mounted electric heater, multiple power points, space for fridge/freezer and study area. Fitted ceiling-mounted projector and projector screen. Retained garage storage area to the front with original garage doors.

Back Garden *12.00m x 14.50m (39' 4" x 47' 7")*


Generous and fully enclosed rear garden with pedestrian side access gates to both sides of the property. Immediately to the rear of the house is a patio area, complemented by raised, low-maintenance decking to the side providing ample space for outdoor furniture. Outside power points and water tap. The garden is mainly laid to lawn with planted borders and two raised sleeper-built planter beds. Enclosed by wooden fencing with concrete fence posts.

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 E - £2,699.03 *****Please note that one of the owners of this property is related to a member of staff of Wainwrights Estate & Lettings Agents*****



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C	77	
(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 	

Address: Valley Walk, Felixstowe, IP11

