



£475,000

Tower Road, Felixstowe, IP11



4

Bedrooms



2

Bathrooms

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

01394 275276



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Wainwrights presents this well-proportioned four-bedroom semi-detached home, built by Hopkins Homes in 2013, arranged over three floors and offering flexible and spacious accommodation. The property features a large open-plan kitchen/dining room with integrated appliances and utility area, alongside a bright sunroom extension overlooking the garden.

The first floor provides a generous sitting room, additional bedroom, and family bathroom, while the top floor includes a principal bedroom with en-suite and two further rooms, ideal for family use or home working.

Externally, the property benefits from off-road parking, a garage, and a landscaped rear garden with patio and lawn areas, offering a pleasant and private outdoor space.

Outside Front

The property is approached via paved pathway from the road that is been attractive hedging the front garden is mainly laid to gravel with an attractive English rosebush immediately to the side of the front door. To the side of the property (southern aspect) there is paved hard standing leading to the side gate which provides pedestrian access to the back garden.

Entrance Hallway *5.24m x 2.00m (narrowing to 1.02m)(17' 2" x 6' 7")*

Composite part-glazed front door opening into a spacious hallway, Karndean-style flooring, built-in storage cupboard (coats/shoes), radiator, stairs rising to first floor, under-stairs cupboard, coving and spotlights to ceiling, doors to principal rooms.

Ground Floor Cloakroom *1.85m x 1.44m (6' 1" x 4' 9")*

Double glazed window to the side aspect, tiled flooring, radiator, wash hand basin, WC, coving, spotlights and extractor fan.

Kitchen / Dining Room *7.73m x 2.90m widening to 5.47m (25' 4" x 9' 6")*

A large open-plan space with double glazed window to the front aspect, tiled flooring, two radiators, coving and spotlights to ceiling. Fitted with a range of wall and base units with solid wood worktops, inset one-and-a-half bowl sink, integrated appliances including oven, microwave, five-burner gas hob with extractor hood, wine cooler, and space for dishwasher and American-style fridge freezer. Separate utility area within the widened section provides additional storage and space/plumbing for washing machine and tumble dryer. Opens through to the sunroom.

Sunroom / Garden Room (Extension) *4.34m x 2.65m (14' 3" x 8' 8")*

Bright room with vaulted ceiling, roof windows, and double glazed windows to the side. Double glazed French doors to the rear garden, Karndean-style flooring, feature light fitting.

First Floor Landing *2.56m x 2.29m (across stairwell) (8' 5" x 7' 6")*

Double glazed window to the side aspect, radiator, stairs to second floor, doors to all first-floor rooms.

Sitting Room / Snug *5.50m x 2.90m widening to 4.2m (18' 1" x 9' 6")*

Double glazed windows to the front aspect, carpeted flooring, coving to ceiling, feature fireplace with electric flame effect, modern radiators.

Bedroom Three *3.46m x 2.83m (11' 4" x 9' 3")*

Double glazed window to the rear aspect, radiator, carpeted flooring, coving to ceiling.

Family Bathroom *2.53m x 2.40m (8' 4" x 7' 10")*

Opaque double glazed window to the rear aspect, tiled flooring, bath with thermostatic shower and glass screen, wash hand basin, WC, radiator, coving, spotlights and extractor fan.

Second Floor Landing *2.30m x 2.57m (across stairwell) (7' 7" x 8' 5")*

Open gallery landing with window to the side aspect, carpeted flooring, spotlights to ceiling, loft access hatch, airing cupboard housing hot water tank, doors to all rooms.

Master Bedroom *4.21m x 3.49m (max) (13' 10" x 11' 5")*

Double glazed window to the front aspect, partially sloping ceiling, radiator, fitted wardrobes, carpeted flooring, coving to ceiling, door to en-suite.

En-Suite Shower Room *2.85m x 1.76m (max) (9' 4" x 5' 9")*

Double glazed window to the front aspect, porcelain tiled floor, walk-in shower with glass screen, wash hand basin, WC, radiator, spotlights and extractor fan.

Bedroom Two *2.82m x 3.43m (9' 3" x 11' 3")*

Double glazed window to the rear aspect, partially sloping ceiling, carpeted flooring, coving to ceiling.

Bedroom Four / Study *2.42m x 2.60m (max) (7' 11" x 8' 6")*

Double glazed window to the rear aspect, partially sloping ceiling, carpeted flooring, coving to ceiling.

Driveway & Garage *5.54m x 2.80m (18' 2" x 9' 2")*

Gravel driveway providing off-road parking for multiple vehicles. Garage with up-and-over door, with an internal height of 2.42 m, forming part of a block of two.

Rear Garden

A well-maintained and landscaped garden featuring a paved terrace with glass balustrade, central lawn, gravel areas, and established planting. Enclosed with fencing and offering a good degree of privacy. Includes a summer house, seating area, and storage sheds.

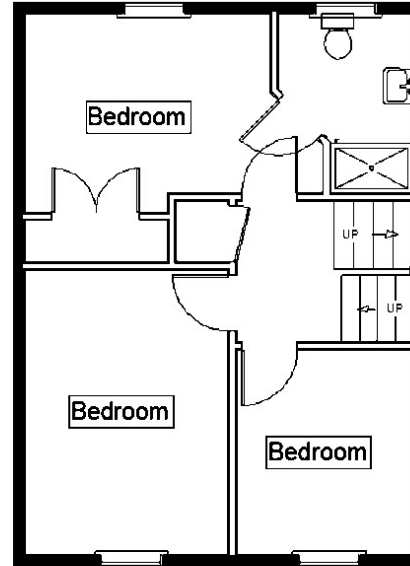
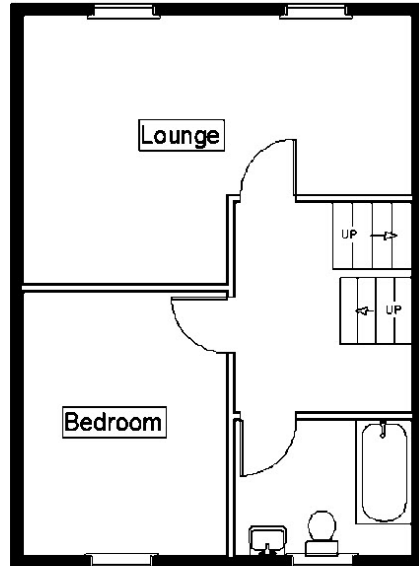
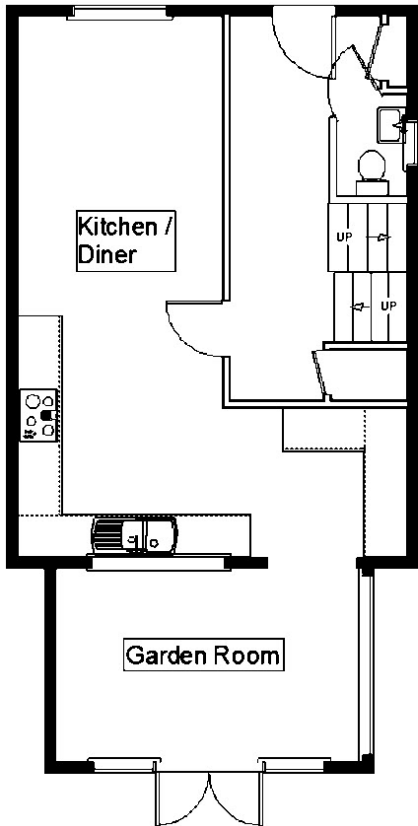
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	84
(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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