 4

Bedrooms

 3

Bathrooms



**Wainwrights presents** a spacious and versatile four-bedroom home offering a generous open-plan kitchen/dining space, multiple reception areas, and a well-sized south-east facing garden. The property combines practical family living with flexible accommodation, including a ground floor shower room and a substantial main bedroom with an impressive en-suite.

**Outside Front** 6.23m x 11.30m (20' 5" x 37' 1")

Gravelled frontage providing off-road parking for multiple vehicles, with an additional hardstanding area currently used for motorcycle parking. Step up to a partially glazed UPVC front door.

### **Entrance Hallway**

Accessed via a partially glazed UPVC front door. Laminate flooring, radiator, stairs to the first floor and doors to:

**Kitchen** 6.72m x 3.00m narrowing to 2.31m (22' 1" x 9' 10")

Forming part of the open-plan living space, the kitchen is fitted with a range of base and eye-level units with dark granite-effect worktops. Features include an inset stainless steel sink, space for a range cooker with extractor over, and room for an American-style fridge freezer. There is plumbing for a washing machine, tumble dryer and dishwasher. UPVC double glazed window to the rear, under-stairs storage cupboard, vinyl flooring and ceiling spotlights.

**Dining Room** 6.74m x 3.09m (22' 1" x 10' 2") at widest

Open to the kitchen, the dining area benefits from UPVC double glazed French doors opening onto the rear garden, along with an additional side window. Feature fireplace with chimney breast, laminate flooring, radiator and ceiling lighting.

**Living Room / Annex** 7.08m x 4.48m (23' 3" x 14' 8") at longest and widest

A spacious and flexible reception room with UPVC double glazed bay window to the front and a half-glazed door to the rear garden. Laminate flooring, radiator and access to the ground floor shower room.

**Ground Floor Shower Room** 2.70m x 1.80m (8' 10" x 5' 11")

Fitted with a shower enclosure with marble-effect panels and sliding glass door, wash basin and WC. Chrome heated towel rail, vinyl flooring, extractor fan and UPVC double glazed window to the rear.

**Snug / Reception Two** 4.15m x 3.71m (13' 7" x 12' 2")

A further reception room with UPVC double glazed bay window to the front, laminate flooring, radiator and coving.

### **First Floor Landing**

Loft access, storage cupboards including one housing the consumer unit and meter. Doors to all rooms.

**Bathroom** 2.31m x 2.24m (7' 7" x 7' 4")

Comprising bath with electric shower over and glass screen, wash basin and WC. Fully tiled walls, vinyl flooring, heated towel rail and two UPVC double glazed rear windows. Cupboard housing the combi boiler.

**Master Bedroom** 4.80m x 4.50m (15' 9" x 14' 9")

A spacious double bedroom with UPVC double glazed window to the front, laminate flooring, radiator and feature lighting. Door to:

**En-suite** 4.50m x 2.10m (14' 9" x 6' 11")

A large en-suite featuring a freestanding bath with mixer tap and shower attachment, a separate walk-in shower with glass screens and multi-jet fittings, two floating wash basins, and a WC. Skylight window, chrome towel radiator, and feature lighting.

**Bedroom Two** 3.01m x 2.14m (9' 11" x 7')

UPVC double glazed window to the rear, radiator and wood-effect vinyl flooring.

**Bedroom Three** *3.91m x 2.34m (12' 10" x 7' 8")*

UPVC double glazed window to the front, radiator and carpeted flooring.

**Bedroom Four** *3.05m x 2.70m (10' x 8' 10")*

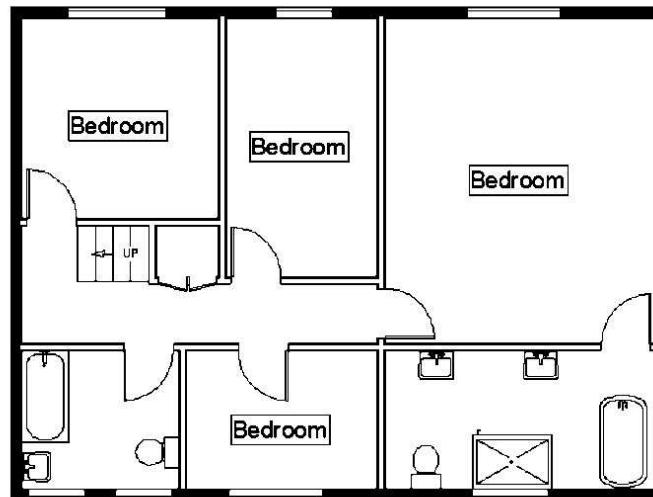
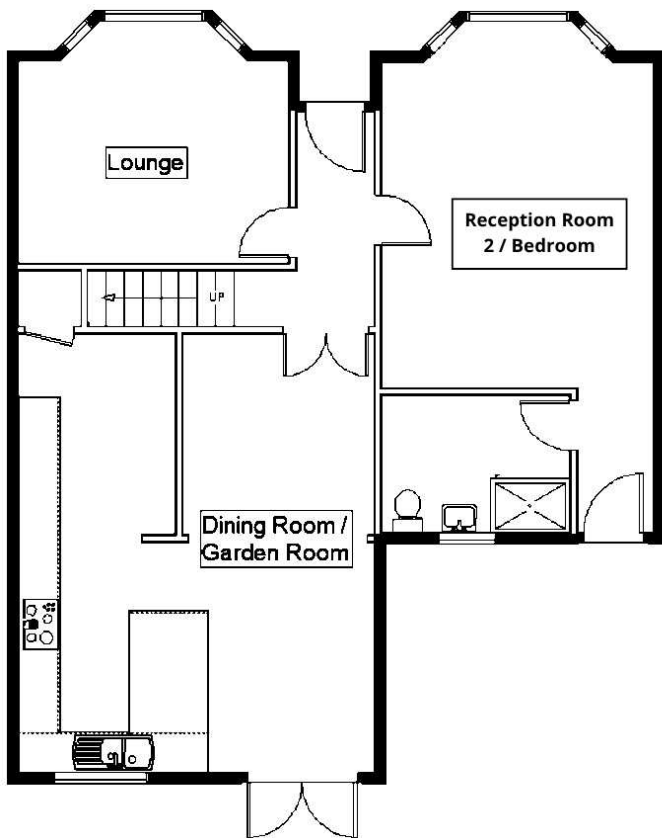
UPVC double glazed window to the front, radiator and carpet.

**Rear Garden** *8.95m x 11.80m (29' 4" x 38' 9")*

A south-east facing garden enjoying good levels of sunlight, mainly laid to gravel with paved seating areas and terrace. Enclosed by fencing with side access, two sheds, established planting and a mature magnolia tree.

#### **Additional Information**

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

Address: Ataka Road, Felixstowe, IP11

