



£375,000

Wesel Avenue, Felixstowe, IP11



 4

Bedrooms

 1

Bathroom

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS |
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Wainwrights presents this well-proportioned four-bedroom detached family home, offering a practical layout with a good balance of living and bedroom space.

The ground floor features a spacious lounge opening into a modern conservatory, a separate dining area, and a fitted kitchen with side access, along with a convenient downstairs cloakroom.

Upstairs, the property offers four bedrooms, including a main bedroom with en-suite, alongside a family bathroom.

Externally, the property benefits from a wide frontage, parking, and a garage, as well as an enclosed rear garden with patio areas and a north-west facing aspect.

Well suited to family living, the home provides flexible space both inside and out.

Outside front

Wide frontage, mainly laid to lawn with a paved pathway leading from the pavement to the front door. Additional side pathway provides pedestrian access to the rear garden.

Hallway

UPVC fully glazed front door with matching side panel opening into a spacious hallway with room for coats and shoes. Carpeted stairs to first floor, radiator, under-stairs cupboard, and additional cupboard housing meters and consumer unit. Doors to cloakroom and kitchen.

Cloakroom

UPVC double glazed window to front aspect, WC, wash hand basin, radiator, and flooring continued from hallway/kitchen.

Kitchen *4.65m x 2.50m (15' 3" x 8' 2")*

UPVC double glazed window to front aspect and UPVC half-glazed door to side access. Wall-mounted Worcester gas boiler. Fitted with a range of wall and base units with marble-effect laminate worktops and inset 1.5 bowl sink. Space for washing machine, tumble dryer, gas cooker with extractor over, and large fridge/freezer. Open access to dining area.

Dining Area *4.05m x 2.88m (13' 3" x 9' 5")*

UPVC double glazed window to rear aspect, radiator, and flooring continued from kitchen. Coving to ceiling and open access to lounge.

Lounge *4.77m x 3.60m (15' 8" x 11' 10")*

Carpet, radiator, coving to ceiling, and bi-fold doors opening into the conservatory.

Conservatory *4.60m x 3.92m (15' 1" x 12' 10")*

Tiled flooring, windows to three sides, French doors opening to the rear garden. Two radiators, lighting, and multiple power sockets.

Landing

Split-level landing with steps rising from the half landing and a UPVC double glazed window to the front aspect. Loft access with extending ladder. Airing cupboard housing hot water cylinder and pump. Doors to all rooms.

Master Bedroom *3.92m x 2.70m (12' 10" x 8' 10")*

UPVC double glazed window to rear aspect, radiator, carpet, and coving to ceiling. Door to en-suite.

En-Suite Shower Room *2.67m x 1.19m (8' 9" x 3' 11")*

Walk-in shower with sliding glass screen, aqua panel walling, mixer shower, wash hand basin, and WC. Chrome heated towel rail, tile-effect flooring, spotlights, and extractor fan.

Bedroom Two *3.00m x 2.67m (9' 10" x 8' 9") (excluding wardrobes)*

UPVC double glazed window to rear aspect, radiator, carpet, and coving. Full-height fitted wardrobes with sliding doors.

Bedroom Three *2.78m x 2.32m (9' 1" x 7' 7")*

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

Bedroom Four 3.18m x 2.78m (10' 5" x 9' 1")
UPVC double glazed window to front aspect, radiator, carpet, and coving. Includes a stepped area over the stairwell.

Bathroom 2.28m x 1.86m (7' 6" x 6' 1") at widest

UPVC double glazed window to front aspect. Bath with shower over and glass screen, wash hand basin, WC, chrome heated towel rail, tile-effect flooring, spotlights, and extractor fan.

Rear Garden 15.20m x 14.90m (49' 10" x 48' 11")

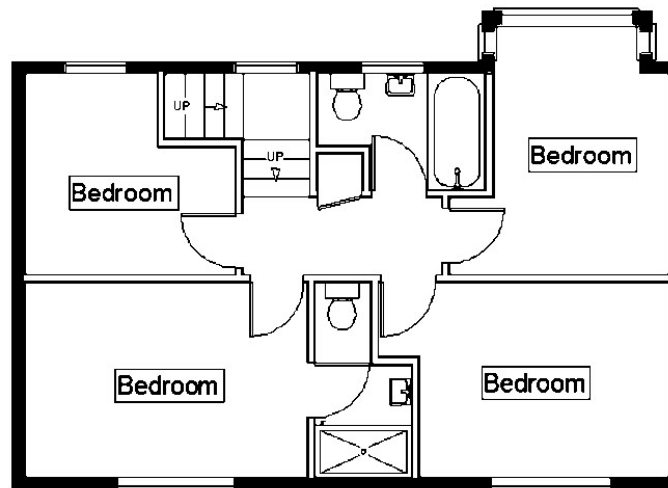
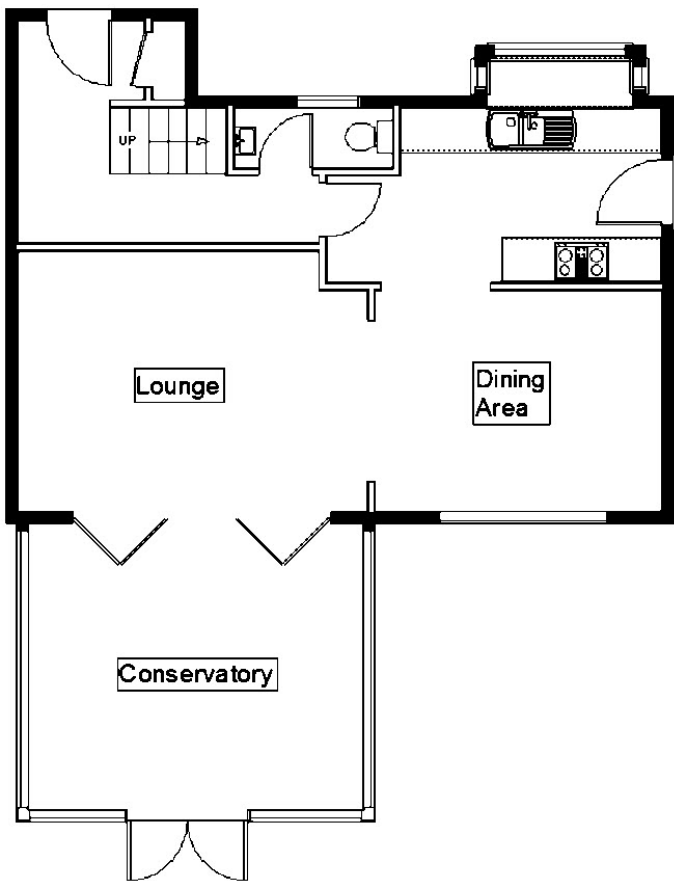
Mainly laid to lawn with low-maintenance fencing. Paved pathways run from the garage to the conservatory and along the side of the property to a larger patio area. There is a professionally built koi carp pond constructed from solid oak, which can remain or be removed subject to buyer preference. North-west facing, benefiting from afternoon and evening sun.

Garage & Parking 5.00m x 2.56m (16' 5" x 8' 5")

Brick-built garage (approx. 5.00m x 2.56m) in a block of two with an up-and-over door (currently sealed off temporarily). Driveway with hardstanding and dropped kerb providing off-road parking for up to two vehicles and access to the garage. The garage has a concrete base, pitched roof, and brick and block construction. Internally there is a plasterboard ceiling with loft access for storage. Power and lighting are supplied via a separate consumer unit. A UPVC pedestrian door provides access to the rear garden.

Additional Information

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	78
(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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