




£245,000

Lawn Way, Felixstowe, IP11



 2

Bedrooms

 1

Bathroom

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS |  
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Wainwrights presents this well-presented two-bedroom semi-detached home, ideally located on Lawn Way in Felixstowe, within easy reach of the town centre and seafront. The property offers spacious accommodation throughout, including a modern fitted kitchen, generous lounge, two bedrooms, and a shower room. Externally, the home benefits from a private driveway for multiple vehicles, an attached garage, and a sunny south-west facing rear garden, perfect for outdoor enjoyment. An ideal purchase for first-time buyers, downsizers, or investors.

## **Outside Front**

Driveway providing off-road parking for two to three vehicles. Access to the attached garage.

## **Entrance Hallway** *1.69m x 0.96m (5' 7" x 3' 2")*

Accessed via a decorative UPVC double-glazed, half-glazed front door with side window. Featuring LVT flooring, space for a unit, and housing the electric consumer unit. Door leading to the lounge.

## **Lounge** *4.60m x 4.04m (15' 1" x 13' 3")*

A spacious and inviting living area with a UPVC double-glazed window to the front aspect and radiator beneath. Finished with grey carpet flooring and an additional modern electric radiator with Hive WiFi temperature control. Includes a useful under-stairs storage cupboard and stairs rising to the first floor.

## **Kitchen** *4.01m x 1.71m (13' 2" x 5' 7")*

Fitted with a range of matching wall and base units with worktops, incorporating a built-in microwave and extractor fan, with space for an oven and fridge freezer. A sink with drainer is positioned beneath a UPVC double-glazed window overlooking the rear garden. Additional features include vinyl flooring, part-tiled walls, a modern radiator, and a half-glazed UPVC door providing access to the garden.

## **First Floor Landing** *1.76m x 0.80m (5' 9" x 2' 7")*

Carpeted landing with loft access hatch, ceiling light, and doors leading to all rooms.

## **Master Bedroom** *3.62m x 3.05m (11' 11" x 10' )*

A double bedroom with UPVC double-glazed window to the front aspect. Featuring carpet flooring, coving to ceiling, built-in storage cupboards (including airing cupboard housing the hot water cylinder), and fitted bedside units and wardrobe. Ceiling fan with integrated light.

## **Bedroom Two** *2.60m x 2.19m (8' 6" x 7' 2")*

With UPVC double-glazed window to the rear aspect. Includes built-in storage cupboard with hanging space, a fitted desk with drawer units, carpet flooring, coving, and a dimmable ceiling light.

## **Shower room** *1.74m x 1.73m (5' 9" x 5' 8")*

Modern suite comprising a walk-in shower with electric shower, WC, and wash hand basin with built-in drawers. Fully tiled walls, vinyl flooring, heated towel radiator, UPVC double-glazed opaque window to rear, extractor fan, and mirrored cabinet with lighting.

## **Garage** *5.23m x 2.54m (17' 2" x 8' 4")*

Brick-built garage with up-and-over door, concrete flooring, and loft storage area. Currently fitted with shelving to both sides, providing excellent additional storage.

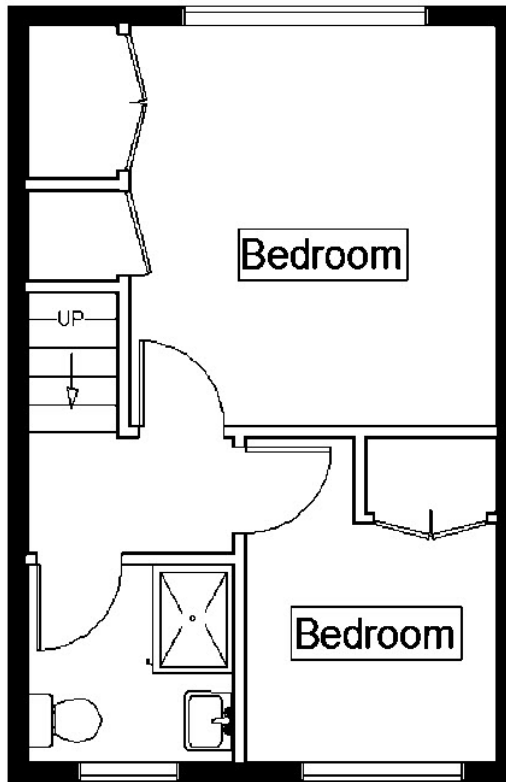
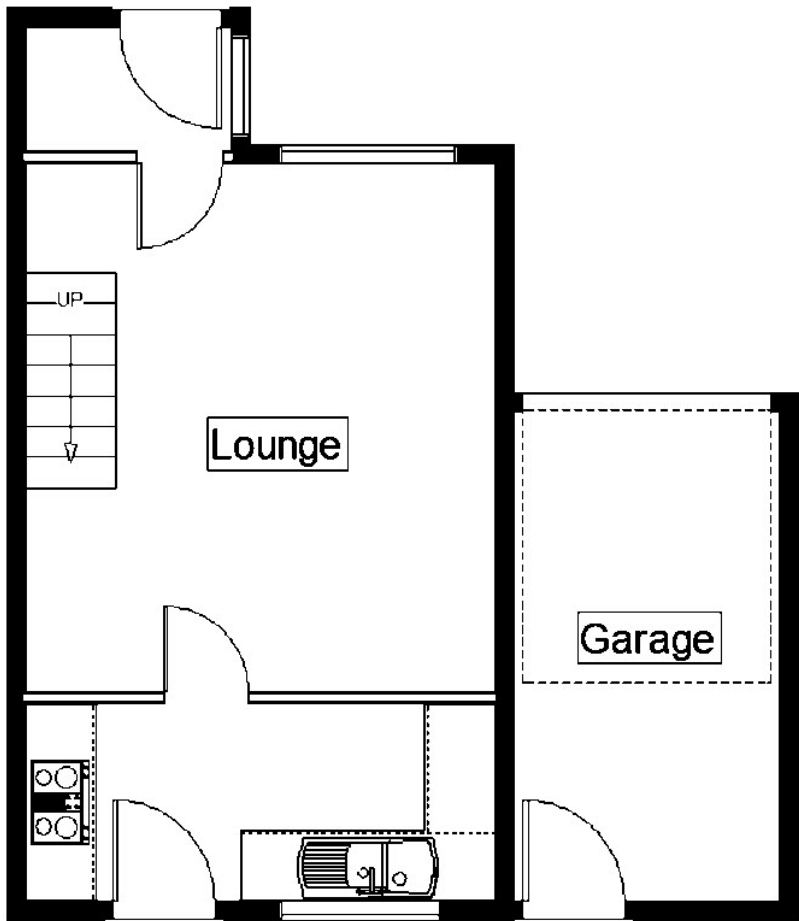
## **Rear Garden** *12.90m x 6.83m (42' 4" x 22' 5")*

A sunny south-west facing garden, not overlooked, partly laid to patio and lawn, with planted borders and decorative fencing along the rear. Includes a greenhouse and shed, with direct access from the kitchen and a door into the garage—ideal for outdoor living and entertaining.

## **Additional Information**

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to verify the legal title of the property and the buyers must obtain verification from their solicitor. Council tax band B - £1,717.57



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>		75
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

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