



£345,000

Felix Road, Felixstowe Suffolk, IP11



 3
Bedrooms

 2
Bathrooms

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS |
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Wainwrights present a beautiful three-bedroom home offering spacious and well planned accommodation throughout.

The property benefits from a generous through lounge and dining room, a modern fitted kitchen with quartz work surfaces and integrated appliances, and a convenient ground floor cloakroom.

Upstairs there are three bedrooms including a well appointed master bedroom with fitted wardrobes and an en-suite shower room, together with a stylish family bathroom.

Externally the property enjoys a low maintenance west facing rear garden which is ideal for afternoon and evening sun. Additional benefits include extensive fitted storage, loft access with ladder and lighting, and modern fixtures and fittings throughout.

Entrance Hallway *5.10m x 0.95m (16' 9" x 3' 1")*

Partially glazed entrance door opening into the hallway. Radiator, carpeted flooring and inset ceiling spotlights. Feature original archway. Stairs rising to the first floor with carpeted steps and feature real wood and chrome handrail. Doors leading to:

Cloakroom / WC

Fitted with a vanity unit incorporating wash hand basin with mirror above and concealed cistern WC. Built-in cupboards housing the gas meter and providing useful storage with coat hooks and shelving for shoes. Towel radiator, extractor fan, ceiling spotlights and carpeted flooring.

Through Lounge / Dining Room *8.20m into Bay x 3.46m into alcove narrowing to 2.90m (26' 11" x 11' 4")*

Spacious through reception room with UPVC double glazed bay window to the front aspect. Coving to ceiling and feature chimney breast with electric fireplace and space with power points for wall-mounted television and entertainment system. Large open square archway leads through to the dining area which has a UPVC double glazed window to the rear aspect, additional radiator and opening leading through to the kitchen.

Kitchen *4.92m x 3.15m (16' 2" x 10' 4")*

Modern fitted kitchen with a range of high gloss cream wall and base units with marble effect quartz work surfaces and matching splashbacks and windowsills. Inset one and a half bowl stainless steel sink unit. Central L-shaped island with quartz worktop, curved cupboards beneath, wine rack and space for breakfast bar seating. Integrated appliances include Neff double oven, Neff microwave and warming drawer, Neff hob with stainless steel and glass extractor hood and integrated Bosch dishwasher. Plumbing for washing machine and tumble dryer. Space for American-style fridge freezer. UPVC double glazed windows to side and rear aspects and UPVC half-glazed door providing access to the garden. Tile-effect vinyl flooring and inset ceiling spotlights. Large larder cupboard with carousel shelving.

First Floor Landing

Carpeted stairs rise to the landing with inset ceiling spotlights and loft hatch access. Doors to all first floor rooms. Substantial professionally installed folding timber loft ladder providing access to the loft which is partially boarded, insulated, roof lined and fitted with a strip light. Built-in storage cupboard.

Master Bedroom *3.90m x 5.90m at longest and widest and including ensuite (12' 10" x 19' 4")*

Two UPVC double glazed windows to the front aspect. Radiator and carpeted flooring. Extensive range of high quality professionally fitted floor-to-ceiling wardrobes, one concealing a dressing table within an alcove. Dressing area with inset ceiling spotlights. Stylish wall lights above bed position and ceiling fan with light operated by remote control. Door leading to:

En-Suite Shower Room *1.67m x 2.40m at longest and widest (5' 6" x 7' 10")*

Stylish suite comprising walk-in shower with glass screen, thermostatic mixer shower with riser and recessed shower shelf. Vanity unit with marble effect worktop incorporating wash hand basin and concealed cistern WC. Floor to ceiling marble-effect Aqua boarding. Vanity mirror with inset spotlights and additional storage cupboards. Chrome towel radiator, extractor fan and easy-clean UPVC ceiling. Vinyl flooring.

Bedroom Two *3.30m x 2.93m into alcove (10' 10" x 9' 7")*

UPVC double glazed window to the rear aspect. Radiator and carpeted flooring. Built-in double wardrobe with sliding mirrored doors and additional built-in storage cupboard with shelving.

Bedroom Three *2.20m x 2.95m (7' 3" x 9' 8")*

UPVC double glazed window to the rear aspect. Radiator and carpeted flooring. Built-in wardrobes with floor-to-ceiling sliding mirrored doors. Television point. Access to shared airing cupboard.

Family Bathroom *2.56m x 2.00m (8' 5" x 6' 7")*

Fitted with a modern white suite comprising panel bath with chrome and glass shower screen, vanity unit with marble effect worktop and wash hand basin, and

concealed cistern WC. Floor to ceiling Aqua board wall coverings and high gloss ceiling cladding with inset spotlights. Feature towel radiator. Built-in cupboard housing the Baxi Duo-Tec gas combination boiler with shelving. Recessed storage shelf above bath.

Outside Rear Garden

West-facing garden accessed from the kitchen door. Concrete pathway running along the side of the property with the remainder mainly laid to gravel for ease of maintenance. Hardstanding patio area to the far corner, ideal for seating. Enclosed by wood panel fencing with concrete posts and rear access gate.

Agents note

Pole for loft hatch is kept in airing cupboard underneath the boiler. There is a light up there which is accessed with the pull cord to the right once you are up the hatch.

Additional Information

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Floor 1



Floor 2

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		88
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

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