

5, 7 & 9 PLATTERS ROAD FEIXSTOWE



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Guide Price £475,000



We are pleased to offer for sale these **SUPERB, HIGH SPECIFICATION, SPACIOUS, THREE STOREY NEW BUILD COASTAL HOMES**, finished to the highest standards throughout, offering energy efficient air source underfloor heating, impressive amounts of off road parking and unusually large gardens. With views to the sea and a short stroll to the seafront.

- 23' LONG RECEPTION HALL
- GROUND FLOOR CLOAKROOM
- UTILITY ROOM
- BEDROOM 4/ STUDY
- 19'7" GARAGE WITH ELECTRIC DOOR
- HIGH SPEC KITCHEN WITH BUILT-IN APPLIANCES
- SPACIOUS SITTING & DINING AREAS
- HIGH SPEC FAMILY BATHROOM
- MASTER BEDROOM WITH BUILT-IN WARDROBES & EN-SUITE
- TWO FURTHER SECOND FLOOR BEDROOMS
- AIR SOURCE HEAT PUMP UNDERFLOOR HEATING TO ALL FLOORS
- PVC DOUBLE GLAZING
- IMPRESSIVE GATED OFF ROAD PARKING
- GENEROUS LANDSCAPED REAR GARDEN
- BUILDERS GUARANTEE

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SITUATION: These rarely available new builds are located adjacent to the Felixstowe Bowls Club, just a short walk to the seafront and promenade. Felixstowe is no longer a secret, featured in the Sunday Times best places to live guide. This beautifully preserved Edwardian seaside town offers something increasingly rare, the coastal lifestyle that is genuinely accessible, seafront promenade, independent shops, bakeries, restaurants and local schools are all within easy reach while the A14 provides direct road link to Ipswich, Cambridge, Stansted Airport and beyond.

Just three exclusive new builds, rarely available within this location offering impressive and spacious accommodation arranged over three floors, finished to a high specification throughout with energy efficient heating systems. Features include generous reception hall with ground floor cloakroom and independent utility room leading to a useful reception room with potential for fourth bedroom or work from home study. On the first floor there is a generous light and airy living space, dining and sitting areas leading to a superb high specification kitchen with a good range of built-in appliances. On the second floor there is the master bedroom with both built-in wardrobe and en-suite, two further generous bedrooms and family bathroom. The outside space of these properties are a particular feature with gated drive providing parking for approximately four cars and leading to a large integral garage with electric roller door, the rear gardens are of an impressive size for a new build property, landscaped with attractive porcelain terrace. The properties will include flooring throughout and builders guarantee.

RECEPTION HALL: 23' 0" x 7' 9" (7.01m x 2.36m) At the longest points. Entrance door, built-in cloaks cupboard, solid oak doors, staircase to the first floor, attractive oak and iron balustrading.

CLOAKROOM: Low level wc with concealed cistern, vanity unit with preformed wash hand basin, mono mixer tap and storage cupboards below. PVC double glazed window to the side aspect.

UTILITY ROOM: 7' 9" x 6' 2" (2.36m x 1.88m) Fitted shaker style base and wall mounted units, fitted worktop inset single bowl sink unit with flexi mixer tap, space and plumbing for washing machine, space for tumble dryer, half glazed PVC door leading directly to the garden.

BEDROOM 4 / STUDY: 11' 5" x 10' 8" (3.48m x 3.25m) PVC double glazed window overlooking the rear garden.

FIRST FLOOR LANDING: 13' 4" x 7' 8" (4.06m x 2.34m) Mains smoke alarm, staircase to the second floor with galleried wrought iron and oak balustrading and hand rail.

SITTING & DINING ROOM: 21' 6" x 18' 9" (6.55m x 5.72m) Of L shaped design. three PVC double glazed windows to the front aspect, further PVC double glazed side windows providing good amounts of natural light, part glazed oak door, inset spotlights, tv and telephone points.

KITCHEN: 18' 8" x 11' 6" (5.69m x 3.51m) An impressive sized shaker kitchen with panelled doors and drawer fronts, wide pan drawers, solid quartz worktops inset sink unit with flexi mixer tap, excellent range of built-in appliances include full height fridge and full height freezer, pull out larder unit with wire racks, wine rack and wine fridge, integrated dishwasher, inset five burner black ceramic hob with extractor connected over, twin eye level ovens incorporating microven and warming drawer, two PVC double glazed windows overlooking the rear garden.

SECOND FLOOR LANDING: 15' 4" (4.67m) Long. Decorative iron and oak balustrading, solid oak doors, built-in storage cupboard, separate built-in linen cupboard, two Velux roof lights to the side aspect.

BATHROOM: 7' 2" x 6' 8" (2.18m x 2.03m) Contemporary white suite with black detailing includes square end shower bath with pivot glazed screen and shower connected over, low level wc with concealed cistern, preformed wash hand basin and worktop with mono mixer tap and storage cupboards below, inset spotlights, marble effect shower boarding, towel radiator, PVC double glazed window to the rear aspect, Velux roof light to the side.

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MASTER BEDROOM: 17' 4" x 11' 3" (5.28m x 3.43m) Telephone and tv points, access to the loft space, built-in deep double wardrobe with double oak doors inset with fitted rail, two PVC double glazed windows to the front aspect.

EN-SUITE: 10' 5" x 4' 3" (3.18m x 1.3m) Vanity unit with low level wc with concealed cistern, preformed wash hand basin and worktops with mono mixer tap and storage cupboards below, marble effect shower boarding, independent double shower enclosure with sliding glazed door and marble effect shower boarding, towel rail.

BEDROOM 2: 11' 6" x 11' 4" (3.51m x 3.45m) Telephone and tv points, two PVC double glazed windows with views to the sea.

BEDROOM 3: 11' 4" x 7' 2" (3.45m x 2.18m) PVC double glazed window to the front aspect, Velux roof light to the side.

OUTSIDE: The properties are set nicely back from the road with an impressive grey granite set wide drive with red brick boundary wall and black aluminium gates. We believe the drive could accommodate up to four cars and gives direct access to the integral garage 19'7" x 9'9" with plastered ceiling, power and light connected, electric roller door, half glazed door to the side. Gated pedestrian access to the side of the houses leads to the large rear gardens with high quality porcelain tiled terrace, fully turfed with outside power points and outside taps.

AGENTS NOTE: The properties will be finished to a turn key condition with flooring throughout.

POSTCODE: IP11 2DL

ENERGY RATING: TBC

VIEWING: By arrangement with the agents, Hamilton Smith, 01473 833307, or email us at claydon@hamilton-smith.com You can also visit our web site www.hamilton-smith.com

