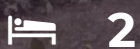




£297,000

Haven Close, Felixstowe, IP11



2

Bedrooms



1

Bathroom

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS |
enquiries@wainwrights.co.uk

01394 275276



£297,000

Haven Close, Felixstowe, IP11



Wainwrights presents this well positioned two-bedroom semi-detached bungalow, close to local amenities and transport links in a quiet and pleasant close. Nearby facilities include the Morrisons supermarket, a doctor's surgery and pharmacy. There is a good local bus service and easy road access to Felixstowe Town Centre and to the A14. The property benefits from off-road parking to the front and a pleasant, south-facing and well established back garden. The two double bedrooms are well proportioned and there is also a through lounge-diner, modern shower room and good sized kitchen. The property would benefit from some updating and offers comfortable and practical living, in a peaceful and welcoming location. Call Wainwrights now, to arrange a viewing and experience all that this lovely home has to offer. Offered with NO ONWARD CHAIN.

Outside Front

An established planted area to the front and along one side, with a variety of flowering plants. To the other side there is a driveway providing parking for two cars and a side access gate providing pedestrian access to the back garden. The remainder of the frontage is laid to lawn, bisected by a paved pathway to the front door.

Entrance Hallway *5.40m x 1.14m (17' 9" x 3' 9")*

A UPVC partially glazed front door opens into the front porch and an internal wooden panel door featuring glass inserts leads into the hallway. The hallway is carpeted throughout and benefits from a radiator, a box housing the electric meter, and a hatch to the loft, which is boarded, insulated, and accessed via a fitted ladder. There is also a built-in storage cupboard. Doors leading to the main rooms:

Through lounge - diner *8.40m x 3.33m (27' 7" x 10' 11") at widest*

The through lounge - diner enjoys a bright dual aspect with a UPVC double glazed window to the front and fully glazed sliding patio doors to the rear garden. The room also benefits from radiators and carpeted flooring, and a feature fireplace incorporating a gas fire.

Kitchen *3.62m x 3.01m (11' 11" x 9' 11")*

The kitchen is set to the rear and fitted with a range of floor-level and matching eye-level cupboards with marble-effect laminate worktops. There is an inset one-and-a-half bowl composite corner sink, an integrated gas four-burner hob, integrated oven, integrated fridge, and space for a washing machine. A built-in cupboard houses the Viessmann gas combi boiler, which was installed in 2019. Additional features include a tiled splashback, spotlights to the ceiling, carpeted flooring, a UPVC double glazed window to the rear aspect, and a UPVC half-glazed door providing access to the garden.

Master Bedroom *3.62m x 3.33m (11' 11" x 10' 11")*

The master bedroom is positioned to the front of the property and features a UPVC double glazed window, a radiator, and carpeted flooring.

Bedroom Two *3.34m x 2.53m (10' 11" x 8' 4")*

UPVC double glazed window to side aspect, radiator, carpet

Shower Room *2.50m x 2.00m (8' 2" x 6' 7") at widest*

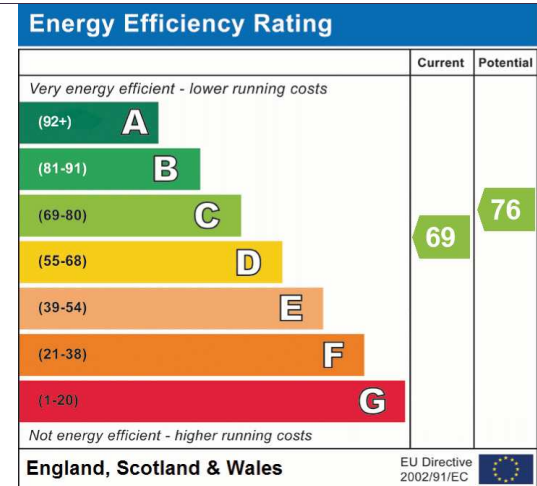
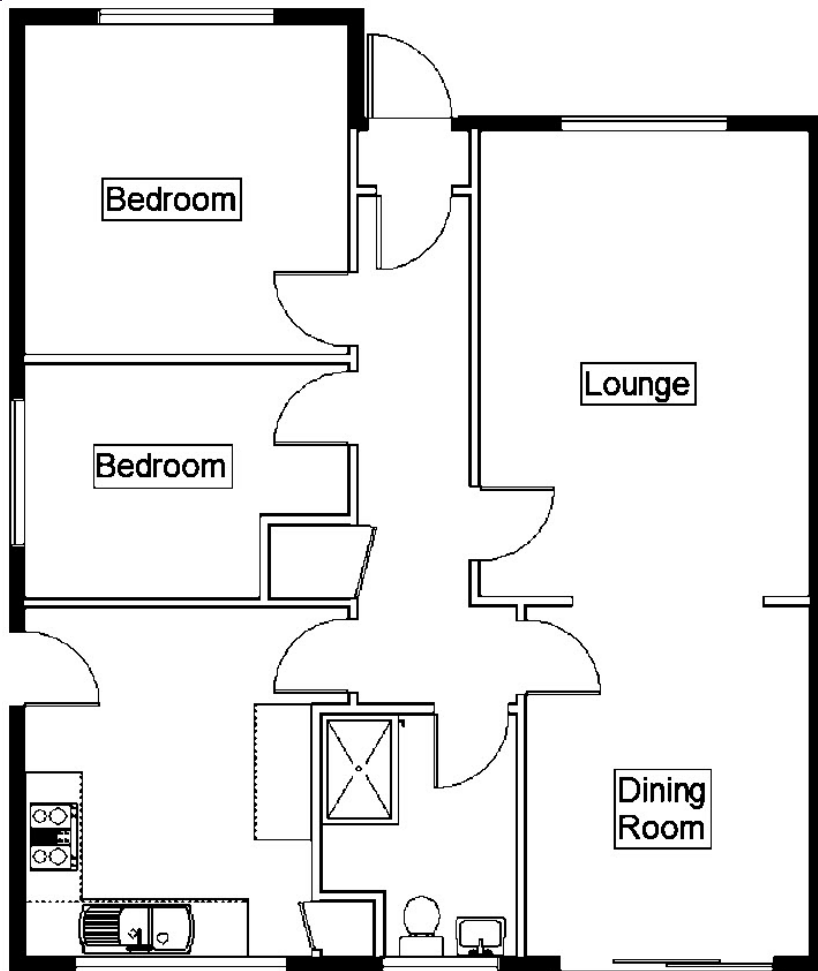
The shower room comprises an opaque UPVC double glazed window to the rear, a walk-in shower with sliding glass and chrome doors and a thermostatically controlled mixer, a vanity unit with hand wash basin and WC, a radiator, tiled walls, and carpet flooring.

Rear Garden

A generously sized, predominantly south-facing garden that is well established with a variety of flowering shrubs, other decorative planting, a mature conifer tree, paved patio area, two sheds and the remainder is laid to lawn. There is an additional paved patio area to the side, with a gate providing convenient access to the front of the property. This could potentially be used as additional parking, or a garage, subject to the relevant planning permission.

Additional Information

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Address: Haven Close, Felixstowe, IP11

