



£390,000

Looe Road, Old Felixstowe, IP11



4

Bedrooms



1

Bathroom

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS
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A beautifully presented and extended four-bedroom period home in Old Felixstowe, a few steps from local shops and services, and within 10 minutes walk to the beach. The property features a stunning open-plan kitchen/dining/living space with bespoke solid wood worktops, cast iron log burners in two rooms, and a stunning outdoor space featuring a Japanese tea house, a Hacienda style courtyard area, a garage/workshop and professionally landscaped, tranquil and welcoming garden. The property retains a wealth of original charm with original picture rails, exposed floorboards and feature fireplaces, while also benefiting from modern upgrades such as hard wearing bamboo flooring, solar panels with solar boost hot water system, UPVC double glazing and gas central heating. Upstairs are four bedrooms and a modern family bathroom. Rear vehicular access provides off-street parking, for this exceptional property.

Entrance hallway

Original partially glazed timber door with UPVC double glazed window to the front aspect, herringbone patterned hardwearing bamboo flooring, stairs rising to 1st floor, radiator, picture rails, and doors to:

Living room *4.50m x 3.66m into bay (14' 9" x 12')*

UPVC double glazed bay window to front aspect, bamboo flooring continues through from hallway, fireplace with cast iron log burner, decorative surround and tiled hearth. Radiator, picture rails.

Kitchen *5.14m x 2.42m (16' 10" x 7' 11")*

UPVC double glazed windows to the side and rear aspects, UPVC half glazed door to rear aspect, bamboo flooring continues through from the hallway, bespoke solid wood kitchen worktops and breakfast bar incorporates a Belfast sink, five burner gas hob, integrated Neff oven, integrated AEG dishwasher, space and plumbing for washing machine, space for large American style fridge freezer, separate freestanding coffee station, floor Level wooden shaker style cupboards and drawers, matching eyelevel cupboards, and matching cupboard housing the Viessman gas combination boiler, decorative protective glass panel behind the hob and stainless steel AEG extraction hood over. Wide doorway through to:

Family room *7.50m x 3.05m max (24' 7" x 10')*

Bifold doors open out to the rear patio, UPVC double glazed window to side aspect, 2 Velux style windows to the high ceiling, bamboo flooring continues through from the kitchen, open fireplace with cast iron log burner, decorative surround and tiled Hearth, picture rails, built-in pantry cupboard with Electrics for vacuum cleaner charging.

Downstairs cloakroom

UPVC double glazed window to side aspect, part tiled walls, vinyl flooring, radiator, WC, hand wash basin.

Top landing

UPVC double glazed window to side aspect, exposed wooden flooring, loft hatch (loft is partially boarded and fully insulated) cupboard housing the electrical consumer unit and electric meter. Solar generation meter, radiator, picture rails, original wooden doors to all first floor rooms.

Master bedroom *3.65m x 3.65m into alcove (12' x 12')*

UPVC double glazed window to front aspect, picture rails, coving to ceiling, exposed painted floorboards, original fireplace with decorative surround and tiled hearth.

Bedroom two *3.66m x 3.05m (12' x 10')*

UPVC double glazed window to rear aspect, radiator, exposed painted floorboards, original feature fireplace with decorative surround and tiled hearth, picture rails, coving to ceiling.

Bedroom 3/Music room *2.42m x 2.23m (7' 11" x 7' 4")*

UPVC double glazed window to rear aspect, radiator, exposed painted floorboards, picture rails, coving to ceiling.

Bedroom four/dressing room *2.54m x 1.84m (8' 4" x 6')*

UPVC double glazed window to front aspect, radiator, wood effect laminate flooring, picture rails, cupboard housing the hot water cylinder (which is heated in addition to the traditional methods with a solar boost).

Bathroom *2.22m x 1.70m (7' 3" x 5' 7")*

UPVC double glazed windows to side aspect, tiled flooring, chrome towel radiator, coving to ceiling, P shaped bath with Mira shower mixer tap and riser, hand wash basin, WC, partially tiled walls, extractor fan.

Outside front

The front garden is bordered with wood panel fencing with a gate and a concrete path leads to the front door. Either side of the path is stocked with a combination of well planned decorative hedging and nature-friendly ground cover plants. A wooden gate provides private access along the side of the house to the back garden.

Back garden *75' x 40' at widest (22.86m x 12.19m)*

The south facing back garden has been professionally designed to create a true oasis of colour and tranquility for all of the senses. There's a combination of patio areas, clever ground planting, mature tree cover and use of wet/dry areas. The ambiance takes you from an English country garden to a South American Hacienda, via a Japanese paper-walled tea room. The sliding door to the further end of the garden provides access for offstreet parking, accessed directly from Looe Road, and the garage - with up and over garage door and additional padestrian door to the garden, provides additional space for a car, or for use as a workshop.

Additional Information

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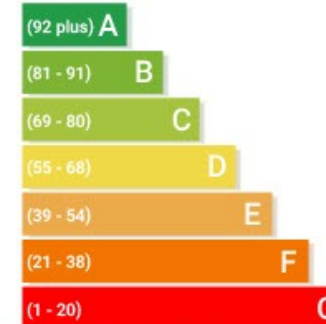


Address: 53 Looe Road, FELIXSTOWE, IP11 9QB
RRN: 6536-5525-1600-0658-2296

Energy Rating

Most energy efficient - lower running costs

CURRENT POTENTIAL



77

85

Not energy efficient - higher running costs

England & Wales

EU Directive
2002/91/EC



Property
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