£318,500

Garrison Lane, Felixstowe, IP11

3 Bedrooms

1 Bathroom

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

01394 275276

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Wainwrights are delighted to present this charming three-bedroom Edwardian detached home, beautifully combining original period features with stylish modern upgrades. Ideally located minutes from the sea, in a convenient and well-connected area, the property offers two spacious reception rooms, a well-appointed kitchen with integrated Neff appliances, and a generous principal bedroom with walk-in wardrobe and en-suite cloakroom. Further benefits include a contemporary family bathroom, low-maintenance courtyard garden with side access, and a wealth of character features throughout, including stained-glass windows, exposed floorboards and decorative coving.

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Storm Porch
Front-facing door, side window, tiled flooring, and door leading into:

Entrance Hallway
A welcoming and characterful entrance space featuring exposed original floorboards, decorative wall panelling, picture rails and coving, all reflecting the home's Edwardian charm. The hallway also benefits from a radiator, stairs rising to the first floor and doors leading to the principal reception rooms and kitchen.

Living Room *4.90m x 3.10m (16' 1" x 10' 2")*
A bright dual-aspect reception room with UPVC double-glazed windows to the front and French doors opening onto the rear garden. Features include coving to the ceiling, radiator, fitted carpet and an attractive electric fireplace.

Lounge / Sitting Room *4.20m x 3.15m max (13' 9" x 10' 4")*
A spacious second reception room with UPVC double-glazed bay window to the front aspect, feature fireplace with granite hearth and decorative surround, picture rails, coving, radiator and fitted carpet.

Kitchen / Dining Room *4.20m x 3.15m max (13' 9" x 10' 4")*
A well-appointed fitted kitchen with wood-effect LVT flooring and bespoke marble worktops incorporating a Belfast sink. The kitchen benefits from integrated Neff appliances including a four-burner induction hob, double oven and cooker hood, alongside an integrated fridge freezer, dishwasher and washing machine. Additional features include shaker-style wall and base units, spotlights to the ceiling, radiator, UPVC double-glazed window to the rear and access to the side entrance and ground floor WC. The property also benefits from a Vaillant gas boiler and hot water cylinder, installed in 2021 and last serviced in February 2026.

Ground Floor WC
Fitted with matching flooring from the kitchen, under-stairs storage area and UPVC double-glazed window to the rear.

First Floor Landing
The staircase rises to a split-level landing with a feature stained-glass window to the rear aspect.

Master Bedroom *4.01m x 3.44m (13' 2" x 11' 3")*
A generous principal bedroom with UPVC double-glazed window to the front aspect, fitted carpet, radiator, built-in storage cupboard and a large walk-in wardrobe measuring approximately 2.3m x 1.4m

En-Suite Cloakroom
Fitted with vanity unit incorporating wash hand basin and WC, built-in wall cupboard, vinyl flooring and spotlighting.

Bedroom Two *3.60m into alcove x 3.14m (11' 10" x 10' 4")*
A spacious double bedroom with UPVC double-glazed window to the front aspect, fitted wardrobe to one alcove, radiator and fitted carpet.

Bedroom Three / Office *2.75m x 2.18m (9' x 7' 2")*
Currently used as a home office, with UPVC double-glazed window to the side aspect, radiator and fitted carpet.

Family Bathroom *2.20m x 1.80m (7' 3" x 5' 11")*
Comprising bath with glass shower screen and Aqualisa power shower over, wash hand basin and WC. Fully tiled walls, vinyl flooring, spotlighting, radiator, loft access and UPVC double-glazed window to the rear.

Outside

To the rear is a low-maintenance courtyard-style garden with a generous side access area, enclosed by fencing and gated access from the front of the property. The garden also benefits from two large storage sheds and a raised planted border stocked with mature shrubs, roses and established planting. There is public car park opposite Wanstead Cottage - an annual permit costs around £440 per annum (approx £1.20 per day) with parking free between 6pm and 8am.

Additional Information

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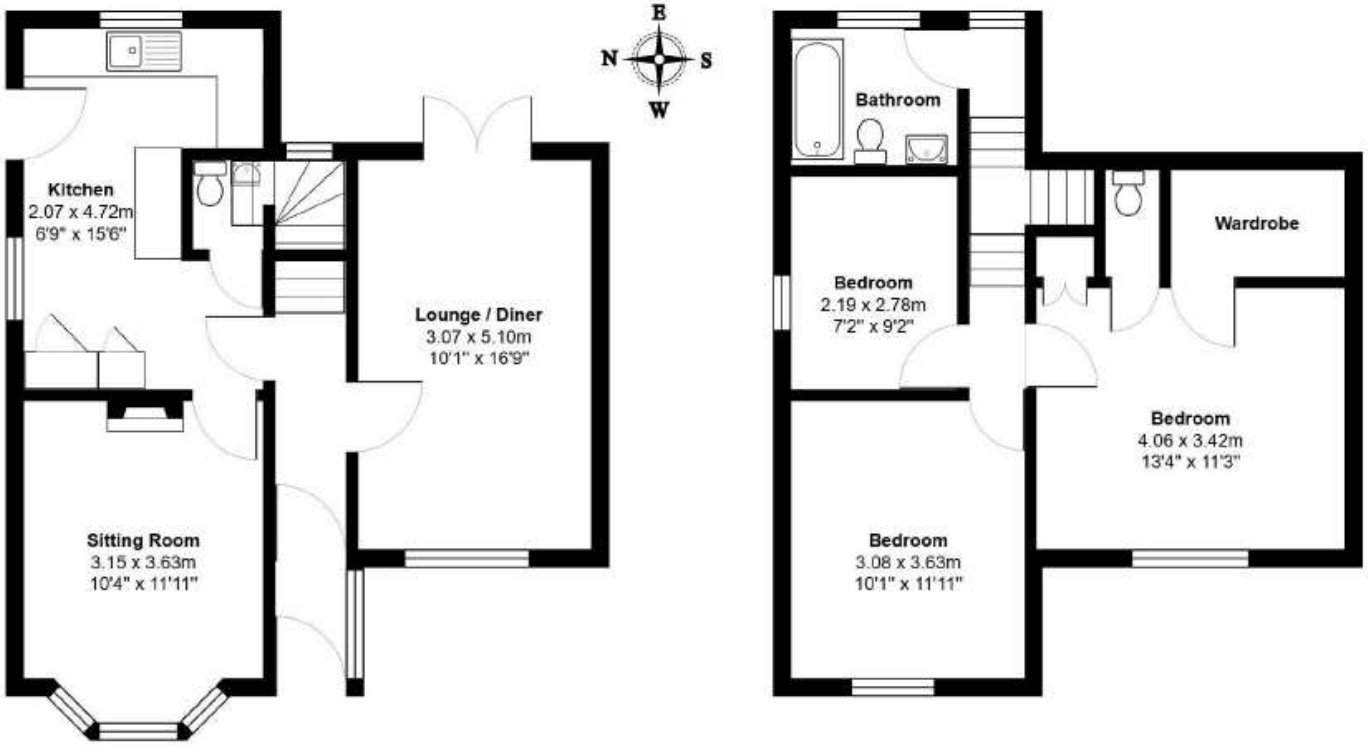

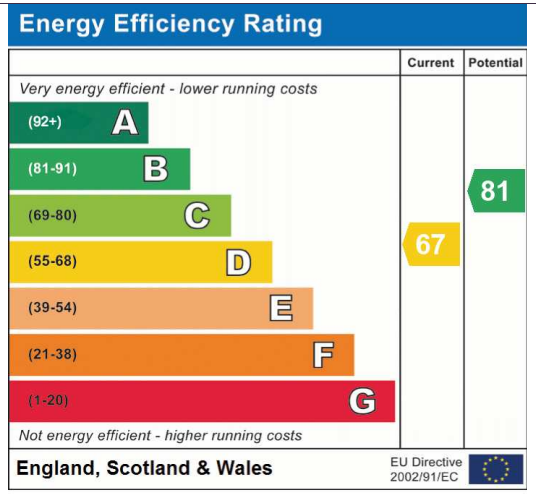

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