



1 Walton Hall Drive, Felixstowe, IP11 9FA

£375,000 FREEHOLD

A beautifully presented and tastefully decorated detached family house built to a high specification by Messrs Barratt Homes in 2017.

The accommodation briefly comprises entrance hall, cloakroom, lounge, separate dining room, kitchen/breakfast room with integrated appliances, four bedrooms (bedroom one with en-suite shower room) and family bathroom.

Further benefits of this energy efficient and well designed family home include gas fired central heating via radiators with a combination boiler, UPVC sealed unit double glazed windows, off street parking for three/four vehicles, single garage and a pleasant recently landscaped enclosed south facing rear garden.

The property is situated on the edge of this popular development with an open aspect to the front and being convenient for Felixstowe Academy, regular bus services in the high street, a useful parade of shops and is approximately one mile from Felixstowe's main town centre shopping thoroughfare with a variety of restaurants, cafes and shops available.

COMPOSITE DOUBLE GLAZED ENTRANCE DOOR

Opening to :-

ENTRANCE HALLWAY

Staircase leading to the first floor with oak handrail, under stairs storage cupboard, radiator, central heating thermostat and built in cloaks cupboard.

CLOAKROOM

Modern white contemporary style suite comprising low level WC, corner wash hand basin with mixer tap, tiled splashback, radiator, extractor fan.

LOUNGE 16' 10" x 10' 2" (5.13m x 3.1m)

Two radiators, TV point, UPVC sealed unit double glazed window to the front aspect, UPVC sealed unit double glazed French doors opening to the rear garden.

DINING ROOM 10' 10" x 9' 10" (3.3m x 3m)

Radiator, UPVC sealed unit double glazed windows to the front and side aspect.

KITCHEN/DINING ROOM 15' x 15' 2" (4.57m x 4.62m)

Fitted with a comprehensive range of high gloss finished units, comprising base cupboards and drawers, wood block effect work surfaces over, inset stainless steel single drainer one and a half bowl sink unit with mixer tap, tiled splashbacks, matching eye level cupboards, stainless steel gas four ring hob, stainless steel extractor hood, built in stainless steel single oven, integrated fridge/freezer, integrated dishwasher and integrated automatic washing machine, cupboard housing wall mounted Ideal Logic combination gas fired boiler, radiator, UPVC sealed unit double glazed windows to the side and rear aspect, UPVC sealed double glazed French doors opening onto the rear patio.

FIRST FLOOR LANDING

Access to loft space, radiator, UPVC sealed unit double glazed window to the rear aspect.

BEDROOM ONE 13' 2" to face of wardrobes x 10' 2" (4.01m x 3.1m)

Comprehensive range bedroom furniture including wardrobes and chest of drawers, fitted dressing table and fitted bedside cabinet all finished in a woodgrain style with brushed stainless-steel handles, TV point, UPVC sealed unit double glazed window to the side and rear aspect.

There is a separate thermostat which controls the heating to bedroom 1 and the en-suite

EN-SUITE SHOWER ROOM

Fitted with a modern white contemporary style suite comprising walk in double size shower cubicle with tiled surround, Aqualisa shower, glazed sliding door, radiator, pedestal wash hand basin with mixer tap, tiled splashback, electric shaver point, radiator, extractor fan, UPVC sealed unit double glazed window to the side aspect.

BEDROOM TWO 13' 2" x 10'2" max reducing to 8' 7" (4.01m x 2.62m)

Two fitted double door wardrobes finished in a woodgrain style with brushed stainless-steel handles, radiator, UPVC sealed unit double glazed windows to the side and front aspects.

BEDROOM THREE 10' 6" x 10' reducing to 9' 2" (3.2m x 2.79m)

Radiator, two built in double door wardrobes, finished in a woodgrain style with brushed stainless-steel handles, UPVC sealed unit double glazed window to the front aspect.

BEDROOM FOUR 7' 6" x 7' 2" (2.29m x 2.18m)

Radiator, UPVC sealed unit double glazed window to the rear aspect.

BATHROOM

Modern white contemporary style suite comprising panelled bath with mixer tap and shower over, glazed shower screen, low level WC, wash hand basin with mixer tap, chrome heated towel rail/radiator, extractor fan, newly fitted fully tiled walls.

OUTSIDE

The property is recessed from the road with a block paved driveway. To the front of the property there is an attractive landscaped garden comprising Herringbone style block paved drive enabling off street parking for one vehicle, lawn with hedging to the boundaries, adjacent Herringbone style block paved driveway enabling off street parking for a further two/three vehicles and providing access to :-

GARAGE 20' x 10' 6" (6.1m x 3.2m)

Brick built garage with up and over door, pitched roof with storage area, power and light connected.

REAR GARDEN

There is a side gate leading from the driveway into the rear garden. To the rear of the property there is a south facing garden measuring approximately 42' in depth maximum x approximately 27' with a further area to the rear of the garage with a storage shed. The garden has recently been newly turfed and comprises additionally a large flagstone style patio area and pathway enclosed partly by red brick walling and timber fencing, cold water tap.

COUNCIL TAX

Band 'E'

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		









