



Offers over £400,000

Riby Road, Felixstowe, IP11



3

Bedrooms



2

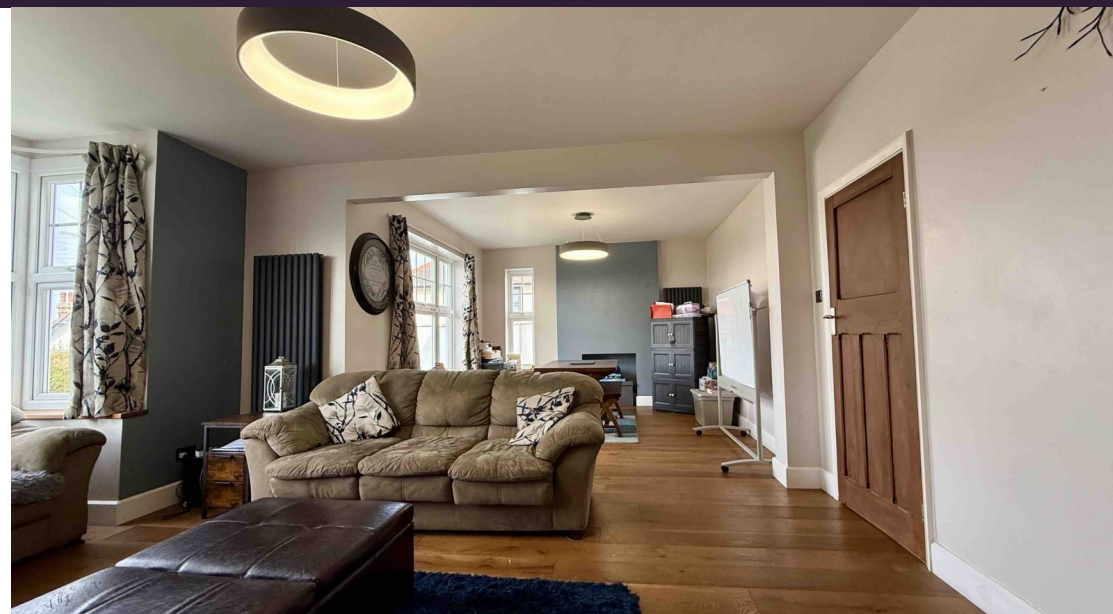
Bathrooms

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Wainwrights presents this spacious and attractive three-bedroom detached family home, ideally located on Riby Road within walking distance of Felixstowe's vibrant town centre and the ever popular seafront. The property offers a superb open-plan lounge/diner with feature wood-burning stove, a modern kitchen/breakfast room with granite worktops, and multiple bathrooms across the home.

Upstairs, there are three well-proportioned bedrooms, including one with en-suite, along with a family bathroom and additional cloakroom. A loft room on the second floor provides flexible space, ideal for a home office, guest room, or hobby area.

Externally, the property benefits from a generous rear garden, a resin driveway providing ample off-road parking, and attractive front garden features. This home offers excellent space for growing families and further potential to personalise.

**Outside Front** *11.50m x 12.10m (37' 9" x 39' 8")*

Resin driveway providing off-road parking for multiple vehicles, extending along the side of the property. Lawn area with mature planting, including a cherry tree, and an ornamental pond. Side access to both sides of the property.

**Entrance Hallway** *5.14m x 1.34m (16' 10" x 4' 5")*

Accessed via a decorative composite front door, opening from a covered entrance with quarry tiled flooring. The hallway features wood-effect LVT flooring, a feature radiator, stairs rising to the first floor, and a UPVC double glazed window to the side aspect. Doors lead to the lounge/diner and kitchen.

**Lounge/Diner** *8.31m x 5.60m into bay narrowing into 3.7m (27' 3" x 18' 4")*

An impressive open-plan living space with multiple UPVC double glazed windows to the front and side aspects, allowing for an abundance of natural light. Features include engineered wood flooring, two modern vertical radiators, and a chimney breast with a feature wood-burning stove set within a wooden surround and natural stone hearth. A second chimney breast adds further character.

**Kitchen/Breakfast Room** *6.50m x 3.18m (21' 4" x 10' 5")*

A spacious and well-appointed kitchen fitted with high-gloss wall and base units with granite worktops and matching splashbacks. Integrated appliances include a five-burner gas hob with extractor over and double oven, with additional space and plumbing for washing machine, dishwasher, and large fridge freezer. UPVC double glazed windows to the side and rear, plus a glazed door providing access to the garden. Wood-effect vinyl flooring throughout and door to cloakroom.

**Ground Floor Cloakroom**

Fitted with WC and wash hand basin, with UPVC double glazed window to the side aspect and continuation of the kitchen flooring.

**Landing** *6.03m x 2.15m (19' 9" x 7' 1")*

A spacious landing with carpet flooring, UPVC double glazed window to the side aspect, and useful storage cupboards. Stairs rise to the second floor.

**First Floor WC**

Additional cloakroom with WC and wash hand basin, patterned tiled flooring, chrome radiator, and UPVC double glazed window.

**Bedroom One** *3.72m x 4.33m into bay (12' 2" x 14' 2")*

A generous principal bedroom featuring a UPVC double glazed bay window to the front aspect, radiator, carpet flooring, and inset spotlights.

**Bedroom Two** *3.73m into bay x 3.73m (12' 3" x 12' 3")*

A spacious double bedroom with UPVC double glazed windows to the front and side aspects, chimney breast, radiator, carpet flooring, and inset spotlights.

**Bedroom Three** *4.01m x 2.95m (13' 2" x 9' 8")*

A further double bedroom with UPVC double glazed window to the side aspect, radiator, carpet flooring, and access to en-suite.

**En-Suite Bathroom** *2.34m x 1.61m (7' 8" x 5' 3")*

Fitted with a three-piece suite comprising bath with mixer tap, wash hand basin, and WC. Fully tiled walls, patterned flooring, chrome heated towel rail, and UPVC double glazed window to the rear.

**Family Bathroom** *2.66m x 2.27m (8' 9" x 7' 5")*

A modern bathroom featuring a large walk-in shower with glass enclosure, wash hand basin, and WC. UPVC double glazed window to the side aspect, partially tiled walls, vinyl flooring, and radiator.

**Second Floor Attic Room** *6.75m x 2.44m (22' 2" x 8' )*

Accessed via an L-shaped staircase, this versatile space features a UPVC double glazed window to the rear, inset spotlights, carpet flooring, and multiple eaves storage. Ideal as a guest room, office, or hobby space.

**Rear Garden** *11.00m x 12.40m (36' 1" x 40' 8")*

A fully enclosed garden, mainly laid to lawn with mature shrubs and planting borders. Features include a decked seating area, patio, greenhouse, and additional storage areas. Side access via pedestrian gates.

**Agents Note**

We are informed by the seller that the property experienced historic subsidence approximately 25 years ago, which has since been rectified. The property has remained stable since and is insurable.

**Additional Information**

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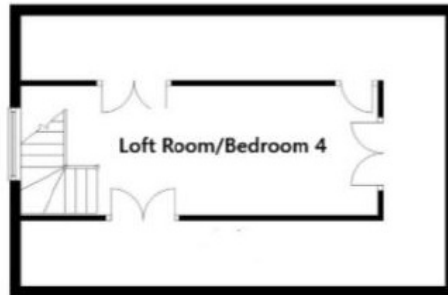
Ground Floor



First Floor



Second Floor



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         | 81        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 62                      |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England, Scotland & Wales                   |                         |           |
|                                             | EU Directive 2002/91/EC |           |

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