



Ataka Road | | Felixstowe | IP11 9DH

£375,000

NICHOLAS
— ESTATES —

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A very well presented, extended, four bedroom semi-detached house situated at the end of a cul-de-sac location. The accommodation comprises, entrance porch, hallway, kitchen, dining room, rear lobby cloakroom and lounge, with a generous front to back main bedroom including an en-suite shower room, three further bedrooms and a family bathroom. Outside the property benefits a driveway providing off road parking for several vehicles and provides access to the integral single garage, to the rear the south facing garden is part walled and fully enclosed, laid to lawn with paved patio and a garden shed.

- Extended Semi-Detached House
- En-Suite Shower Room
- Cul-De-Sac Location
- Four Bedrooms
- Two Reception Rooms
- Integral Garage & Driveway

Entrance Porch

Front aspect double glazed door, tiled floor, door to garage and door to:

Hall

Radiator, wood laminate floor, stairs to first floor, doors to:

Kitchen

12'6 x 11'3 (3.81m x 3.43m)

Front aspect double glazed window, tiled floor, radiator, breakfast bar, work surface, one and a half bowl stainless steel sink and drainer, wall and base units, integrated dishwasher and opening to:

Dining Room

12'6 x 11'7 (3.81m x 3.53m)

Rear aspect double glazed doors, radiator and wood laminate floor.



A very well presented, extended, four bedroom semi-detached house situated at the end of a cul-de-sac location.



Rear Lobby

Rear aspect double glazed door, tiled effect floor and door to:

Cloakroom

Low level flush WC, hand wash basin, heated towel rail, tile effect floor and extractor fan.

Lounge

13'3 x 12'6 (4.04m x 3.81m)

Rear aspect double glazed window, radiator and wood laminate floor.

Landing

Carpet, loft access, airing cupboard and doors to:

Bedroom One

22'4 x 12'6 (6.81m x 3.81m)

Front and rear aspect double glazed window, two radiators, carpet, built-in wardrobes, loft access and door to:

En-Suite

Rear aspect Velux window, heated towel rail, low level flush WC, hand wash basin, tiled shower cubicle, wood effect floor, recessed spot lights and extractor fan.

Bathroom

Rear aspect double glazed window, wood effect floor, low level flush WC, hand wash basin, panelled bath with tiled surround, recessed spot lights, part tiled walls and heated towel rail.

Bedroom Three

12'6 x 9'4 (3.81m x 2.84m)

Rear aspect double glazed window, radiator, carpet and built-in wardrobe.

Bedroom Two

11'4 x 10'7 (3.45m x 3.23m)

Front aspect double glazed window, radiator, carpet and built-in wardrobe

Bedroom Four

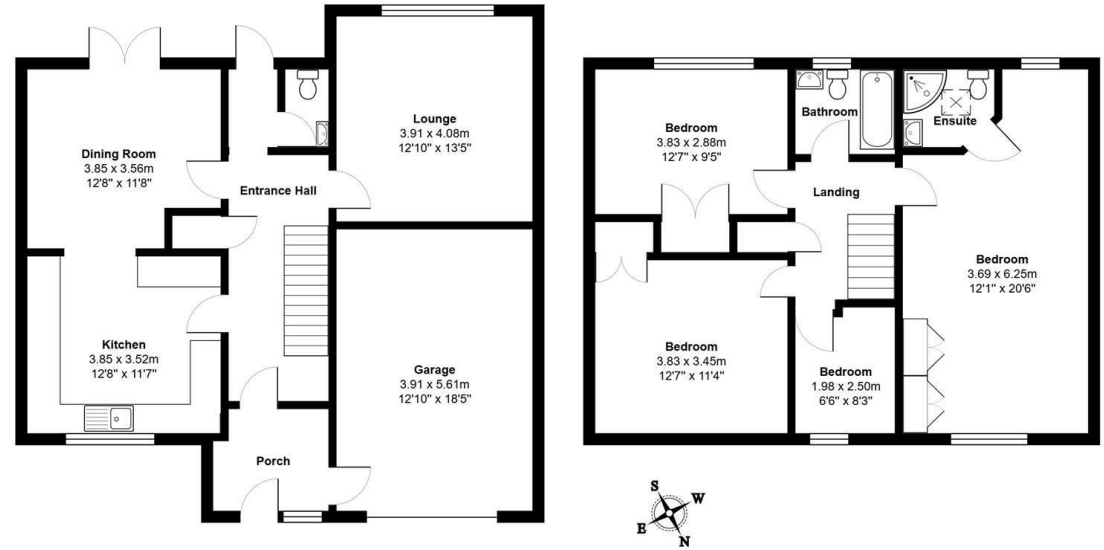
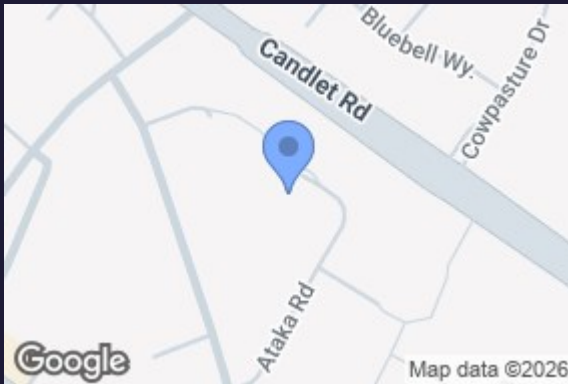
8'5 x 8'5 (2.57m x 2.57m)

Front aspect double glazed window, radiator, carpet and recessed storage shelving.

Garage

18'4 x 12'8 (5.59m x 3.86m)

Electric roller door, power and light connection and space and plumbing for a washing machine.



Total Area: 158.2 m² ... 1702 ft²

Council Tax Band C EPC Rating

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(12 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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