



4 Stables Road, Felixstowe, IP11 9FH

£282,500 FREEHOLD

Offered for sale with no onward chain and located on the popular Walton Gate development is this modern end of terrace house built around 2019 by the Barratt Group of developers.

The accommodation briefly comprises entrance hall, cloakroom, lounge, kitchen/dining room, three first floor bedrooms (bedroom one with en-suite shower room) and family bathroom.

Further benefits include UPVC sealed unit double glazed windows, gas fired central heating via radiators with a combination boiler, modern fitted kitchen with integrated appliances, adjacent driveway enabling off street parking for numerous vehicles and a pleasant enclosed rear garden.

The property is situated on the Walton Gate development within close proximity to local amenities including Felixstowe Academy and a useful parade of shops in the Walton High Street in addition to regular bus services to the main town centre with a variety of local and national high street stores available.

COMPOSITE DOUBLE GLAZED ENTRANCE DOOR

Opening to :-

ENTRANCE HALLWAY

Radiator, staircase leading to the first floor, door to the living room.

CLOAKROOM

White suite comprising low level WC, pedestal wash hand basin with mixer tap, extractor, tiled splashback, radiator.

LOUNGE 16' 3" reducing to 10'8" x 12' (4.95m x 3.66m)

Radiator, TV point, UPVC sealed unit double glazed window to the front and side aspect, door to :-

KITCHEN/DINING ROOM 15' x 10' 6" (4.57m x 3.2m)

Fitted with a comprehensive range of cream coloured high gloss finished units comprising base cupboards and drawers, saucepan drawers, wood grain effect work surfaces, inset stainless steel single drainer sink unit with mixer tap, upstands and tiled splashbacks, matching eye level cupboards, built in stainless steel Zanussi single oven, Zanussi stainless steel gas four ring hob with canopy style extractor hood over, radiator, integrated fridge/freezer, integrated Zanussi dishwasher, integrated washing machine, under stairs storage cupboard, cupboard housing wall mounted Ideal gas fired combination boiler, UPVC sealed unit double glazed window to the rear aspect, UPVC sealed unit double glazed French doors opening onto the rear garden.

FIRST FLOOR LANDING

Radiator, built in over stairs storage cupboard, access to loft space.

BEDROOM ONE 11' 10" x 8' 8" (3.61m x 2.64m)

Feature panelled wall, radiator, central heating thermostat, UPVC sealed unit double glazed window to the front aspect.

EN-SUITE SHOWER ROOM

Modern white suite comprising tiled shower cubicle with glazed folding door, Aqualisa shower unit, pedestal wash hand basin with mixer tap, tiled splashback, low level WC, electric shaver point, extractor fan, UPVC sealed unit double glazed window to the side aspect.

BEDROOM TWO 10' 6" x 8' 8" (3.2m x 2.64m)

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

BEDROOM THREE 8' 10" x 6' 3" (2.69m x 1.91m)

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

BATHROOM

Modern white suite comprising panelled bath with mixer tap, tiled surround, low level WC, pedestal wash hand basin with mixer tap, tiled splashback, radiator, extractor fan, UPVC sealed unit double glazed window to the rear aspect.

OUTSIDE

The property is recessed from the road with a garden laid to lawn with hedging to the boundaries, Herringbone style block paved driveway enabling off street parking for numerous vehicles, pathway leading to the entrance door, lantern style electric light.

To the rear of the property there is a garden measuring approx 27' in width x 25'4" in depth comprising paved patio, lawn, raised beds, timber storage shed, external double power point, cold water tap and timber fencing to the boundaries.

COUNCIL TAX - Band 'C'

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 97 A |
| 81-91 | B | 84 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |







