



**58 Valley Walk, Felixstowe, IP11 7TB**

**£340,000 FREEHOLD**

Located on the popular Valley Walk development close to Felixstowe town centre is this extended and well presented three bedroom detached family home built in the early 1990s by Messrs Moody. Homes of traditional brick cavity wall construction beneath a pitched tiled roof.

In addition to the three bedrooms the property benefits from off road parking, garage and a private rear garden.

The accommodation briefly comprises entrance hall, cloakroom, lounge/diner, garden room, kitchen, upstairs are three bedrooms and a modern family bathroom. Heating is supplied in the form of gas fired central heating to radiators and windows are of double glazed construction.

The property is conveniently situated in a popular residential road less than a quarter of a mile from Felixstowe town railway station with links to Ipswich and London via Liverpool Street and the main town centre shopping thoroughfare with a variety of local and national high street stores, amenities and facilities available.

A viewing is highly recommended to appreciate the modern accommodation on offer.

#### **ENTRANCE DOOR**

Opening into :-

#### **ENTRANCE HALLWAY 11' 4" x 6' 5" (3.45m x 1.96m)**

Laminate flooring, radiator, stairs leading up to the first floor with under stairs storage units and doors to :-

#### **CLOAKROOM**

Suite comprising low level WC, wash hand basin with mixer tap and storage cupboard below, vinyl flooring, radiator, obscured window to the front aspect.

#### **LOUNGE/DINER 21' 4" x 11'8" reducing to 9' 7" (6.5m x 2.92m)**

Two radiators, TV point, window to front aspect, gas fire place with surround.

#### **KITCHEN 13' 7" x 8' 5" (4.14m x 2.57m)**

Fitted worktops with a tiled splashback, fitted storage units above and matching units and drawers below, stainless steel sink unit with mixer tap and single drainer, space and plumbing available for a washing machine and further spaces available for freestanding fridge/freezer and cooker, laminate flooring, radiator, Vaillant boiler and an opening into :-

#### **GARDEN ROOM 15' 4" x 8' 8" (4.67m x 2.64m)**

Forming part of the extension, laminate flooring, radiator, two Velux windows, windows and French doors overlooking the rear garden.

#### **FIRST FLOOR LANDING**

Newly fitted carpets, obscured window to the side aspect, access to the loft space, airing cupboard housing hot water cylinder, doors to :-

#### **BEDROOM ONE 12' 25" x 9' 4" (4.29m x 2.84m)**

Radiator, window to rear aspect, fitted wardrobes.

#### **BEDROOM TWO 11' 10" x 9' 3" (3.61m x 2.82m)**

Radiator, window to front aspect.

#### **BEDROOM THREE 8' 6" x 6' 10" (2.59m x 2.08m)**

Radiator, window to front aspect, above stairs built in wardrobe.

#### **FAMILY BATHROOM 9' 25" x 6' 2" (3.38m x 1.88m)**

Modern re-fitted suite comprising WC with hidden cistern, vanity wash hand basin with waterfall style mixer tap and storage cupboard below, panelled bath with waterfall style mixer tap and electric shower over, part tiled walls, heated towel rail, shaver point, obscured window to rear aspect.

## OUTSIDE

The front of the property has a driveway enabling off road parking, the remainder of the front garden has been block paved for low maintenance, outside light and side access gate.

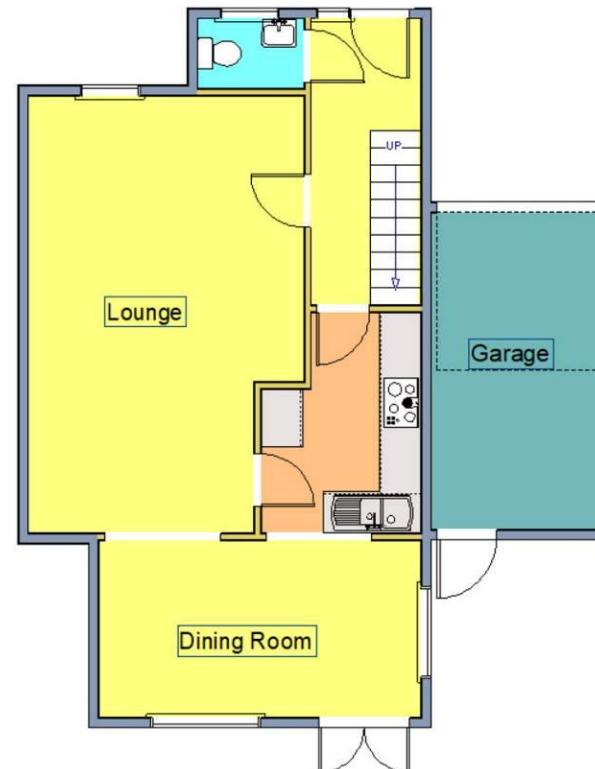
The unoverlooked rear garden is enclosed by fencing and is mainly laid to lawn with a patio area and established shrub and plant border, service door into :-

## GARAGE 16' 8" x 8' (5.08m x 2.44m)

Pitched roof garage with up and over door, light and power connected, outside tap.

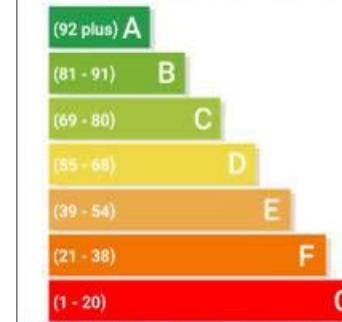
## COUNCIL TAX

Band 'D'



## Energy Rating

Most energy efficient - lower running costs



CURRENT

POTENTIAL

69

74

Not energy efficient - higher running costs

England & Wales

EU Directive  
2002/91/EC







