



£350,000

Constable Road, Felixstowe, IP11



 **3**  
Bedrooms

 **1**  
Bathroom

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Wainwrights presents this spacious and characterful family home, ideally situated close to the town centre, arranged over three floors and offering a loft room, three reception rooms and a modern fitted kitchen. The property retains a number of original features and provides flexible living space, along with a low-maintenance rear garden and substantial outbuilding.

### **Entrance hallway**

Original wooden front door with stained glass detail opens into the hallway. Vinyl flooring, radiator, stairs rising to the first floor and doors to:

**Lounge** 4.33m x 3.95m (14' 2" x 13' ) into Bay and at widest

Double glazed bay window to the front aspect. Feature fireplace with original Victorian-style insert and tiled detailing, wooden surround and mantel. Ceiling rose, wall lighting, laminate flooring and sliding glazed doors opening to:

**Dining Room** 3.60m x 3.37m (11' 10" x 11' 1")

Double glazed French doors to the rear garden. Feature fireplace with mantel and hearth, ceiling rose, coving, radiator and laminate flooring.

**Kitchen / Breakfast Room** 4.60m x 3.20m (15' 1" x 10' 6")

Fitted with a modern range of shaker-style base and eye-level units with wood-effect worktops. Composite sink with drainer, integrated Neff hob with extractor over, integrated oven, microwave, dishwasher and fridge freezer. Space and plumbing for washing machine. Breakfast bar seating, spotlights, radiator and windows to the side aspect. Door leading to:

**Snug / Reception Room Three** 5.43m x 3.60m (17' 10" x 11' 10") at widest

A versatile additional living space with panelled walls, roof light and French doors opening onto the garden. Radiator, fitted cupboard housing the gas combi boiler (last serviced March 2026).

### **First Floor Landing**

Spacious landing with original handrails and spindles, skylight, radiator, fitted storage cupboard and doors to all rooms. Spiral staircase leading to the loft room.

**Master Bedroom** 5.16m x 3.71m (16' 11" x 12' 2") to front of fitted wardrobes

Double glazed bay window and additional front window. Fitted wardrobes, picture rails, radiator and carpeted flooring.

**Bedroom Two** 3.62m x 3.40m (11' 11" x 11' 2")

Double glazed window to the rear aspect, chimney breast, radiator and carpet.

**Bedroom Three** 3.35m x 2.24m (11' x 7' 4")

Double glazed window to the side aspect, radiator, picture rails and carpet.

**Bathroom** 3.15m x 2.65m (10' 4" x 8' 8")

Fitted with a corner bath with shower attachment, separate walk-in shower with glass screen, and vanity unit with marble-effect sink. Feature fireplace, heated towel rail, partially tiled walls and laminate flooring. Obscure double glazed window to the rear.

### **Upstairs cloakroom**

Low-level WC, obscure double glazed window to the side, vinyl flooring.

**Loft Room** 5.21m x 3.82m (17' 1" x 12' 6")

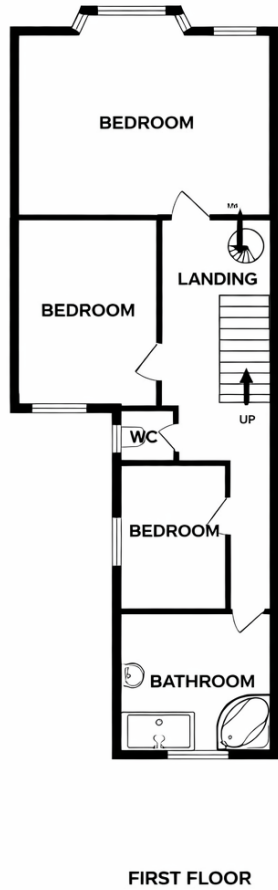
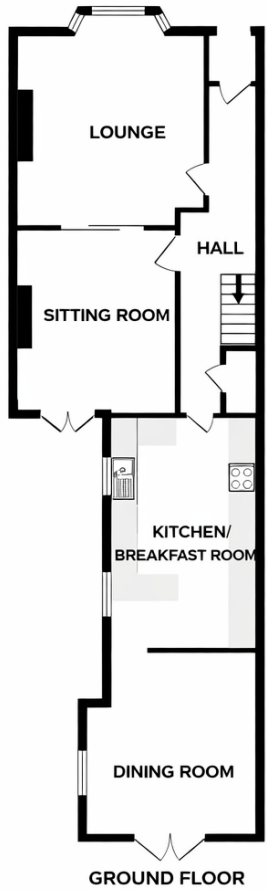
Accessed via a spiral staircase. Spanning the width of the property with sloping ceilings, Velux-style window, spotlights and carpeted flooring.

**Rear Garden** 7.76m x 5.33m (25' 6" x 17' 6")

Enclosed garden extending to the side and rear, mainly paved for low maintenance. Raised area to the rear with a large lodge-style cabin. Rear access available (currently not in use but could be reinstated). Fenced boundaries with concrete posts.

**Additional Information**

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>	52	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

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