



£399,995

Mill Lane, Felixstowe, IP11



3

Bedrooms



1

Bathroom

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS
enquiries@wainwrights.co.uk

01394 275276



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Wainwrights presents this beautifully extended three-bedroom detached bungalow, just a 15-minute stroll to the beach or 5 minutes to town. Set on a substantial plot, the home boasts a landscaped south-facing garden with heated 24ft swimming pool, sauna, and detached day room. Inside, you will find a spacious entrance hall, two double bedrooms, a single bedroom, a stylish wet room, a modern refitted kitchen with Bosch appliances, and an impressive 25ft conservatory opening onto the terrace and pool area. Additional benefits include a large 'in-and-out' driveway, a 23ft garage with solar panels (plus additional panels on the bungalow), double glazing, and Nest-controlled gas central heating. Perfectly positioned to enjoy Felixstowe's award-winning beaches, vibrant promenade, pier, and town amenities—properties of this calibre are rare, so early viewing is highly recommended.

Outside Front

To the side of the property is a gated block-paved area currently used for bin storage, but spacious enough to accommodate two average-sized family cars parked in line. The front features an attractive In-and-Out driveway, bordered by a low brick wall and panel fencing with concrete posts and gravel boards. A decorative pebbled section adds kerb appeal, while the modern block-paved driveway provides ample off-road parking for several vehicles, extending across the front and along the side of the property leading to both the front door and garage.

Entrance Hallway *5.40m x 1.34m (17' 9" x 4' 5")*

A half-glazed UPVC door with matching glazed side panel opens into the welcoming entrance hallway. The flooring combines vinyl at the entrance with carpet beyond. Features include a radiator, coved ceiling, dado rails, recessed spotlights, telephone point, and a loft hatch with pull-down ladder accessing a large, fully insulated loft space. Doors lead to:

Bathroom *2.00m x 1.64m (6' 7" x 5' 5")*

A stylish modern bathroom with UPVC double-glazed side window, chrome heated towel rail, extractor fan, and recessed spotlights. Finished with full-height wall tiling and a herringbone tiled floor, the space includes a walk-in wet room shower with glass screen, thermostatic rain head and riser, wash basin, and WC.

Master bedroom *3.93m x 3.20m (12' 11" x 10' 6") to front of fitted wardrobes*

Spacious and light with a large UPVC double-glazed bay window to the front aspect, radiator, and full-height fitted wardrobes with sliding mirrored doors spanning one wall. Finished with coved ceiling and carpet.

Bedroom 2/study/office *3.30m x 3.10m (10' 10" x 10' 2") into alcove and to front of fitted wardrobes*

A versatile room with front aspect window, chimney breast feature, radiator, carpet, and full-height fitted wardrobes with sliding doors along one wall.

Bedroom Three *2.45m x 1.81m (8' x 5' 11")*

A cosy third bedroom with side aspect UPVC window, radiator, coved ceiling, and carpet.

Living Room/Snug *3.50m x 3.42m (11' 6" x 11' 3")*

A comfortable living space with sliding patio doors opening to the conservatory, modern vertical radiator, coved ceiling, and carpet.

Kitchen *2.94m x 2.42m (9' 8" x 7' 11")*

A well-appointed fitted kitchen featuring marble-effect worktops, inset stainless steel sink with mixer tap, integrated Bosch induction hob and double oven, extractor hood, and an excellent range of wall and base units including corner storage with pull-out mechanism. Additional features include vinyl flooring, breakfast bar, radiator, inset spotlights, and cupboards housing the electric meter and Worcester Bosch combi boiler. Space and venting are provided for a tumble dryer. A doorway leads down a step into the large conservatory.

Conservatory *7.86m x 4.50m (25' 9" x 14' 9") at widest*

A spacious and versatile room with multiple UPVC windows, French doors opening to the garden, and a further stable-style external door. Inside there is built-in storage, a worktop with space beneath for a washing machine and dishwasher, and vinyl flooring throughout. Power points, TV aerial, and wall lights complete the space. Internal access to the garage is also provided.

Garage *7.20m x 2.80m (23' 7" x 9' 2")*

Accessible via double doors from the driveway or through the conservatory. With additional side and rear UPVC windows, exposed beam ceiling with strip lighting, concrete flooring, multiple power points, and access to the cloakroom.

Cloakroom *1.52m x 0.93m (5' x 3' 1")*

Compact and practical with tiled flooring, wash basin with splashback, WC, and recessed spotlight.

Sauna *1.86m x 1.35m (6' 1" x 4' 5") Internal Measurements*

A professionally fitted pine sauna with seating for up to five, integral heater, thermometer, ventilation hatch, and glazed pine door. Raised on a fully tiled concrete base.

Garden room *4.07m x 2.85m (13' 4" x 9' 4")*

A bright and modern additional space with half-glazed French doors, vinyl flooring, lighting, electrics, and finished with plastered walls and skirting boards.

Workshop/storage area to the rear of the garden room *3.02m x 2.30m (9' 11" x 7' 7")*

Located behind the garden room, this insulated space features lined walls, MDF flooring, shelving, lighting, power sockets, and its own consumer unit.

Back garden *22.00m x 14.00m (72' 2" x 45' 11")*

A generous landscaped garden arranged over two levels. The upper section offers a modern sun terrace and patio with feature sleeper borders, perfect for alfresco dining and sunbathing, and direct access from the conservatory. A professionally built in-ground swimming pool (approx. 6m x 3m) includes a heat exchanger, pump, filter system, winter cover, and cleaning equipment. Steps lead to the lower garden which houses the garden room, workshop, wooden shed, and sauna. Additional features include a children's play area with safety flooring, barbecue area, raised planters, and established planting throughout. Side gates offer optional vehicle access to the front driveway. The entire garden is enclosed with timber panel fencing, set on concrete posts and gravel boards for durability and low maintenance.

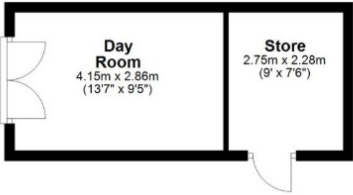
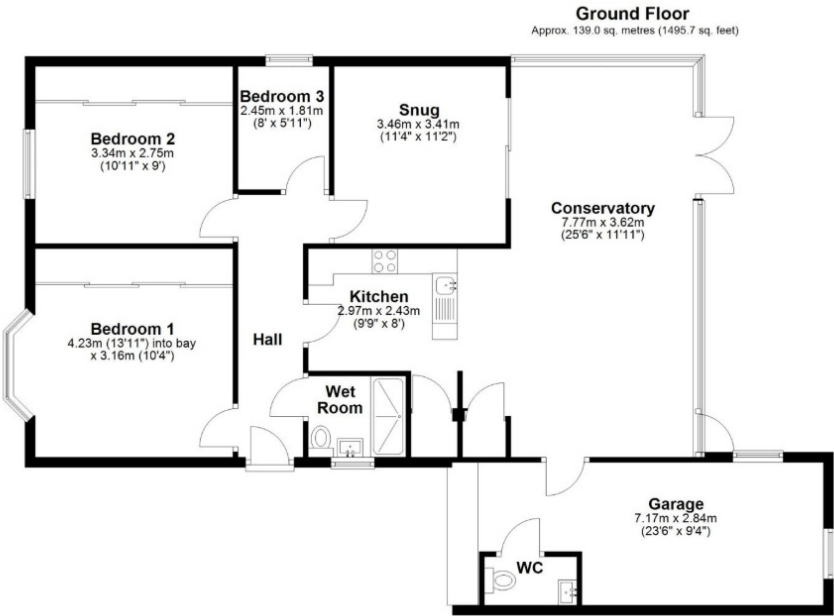
Additional Information

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	89	91
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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