



Guide price £265,000
Rues Farm Road, Old Felixstowe, IP11



 2
Bedrooms

 1
Bathroom

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS |
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Wainwrights presents this beautifully presented two double bedroom home offering stylish and contemporary open plan living. The property benefits from a modern fitted kitchen with integrated appliances, spacious living area with French doors to the garden, downstairs cloakroom and a sleek three-piece bathroom suite. Externally, there is a block paved driveway providing parking for two vehicles and gated side access to the rear garden. Ideal for first time buyers, downsizers or investors alike.

Entrance Hallway *2.10m x 1.04m (6' 11" x 3' 5")*

Half glazed with opaque glass composite front door opens into entrance lobby hallway, with wood effect laminate flooring, radiator, and doors to:

Downstairs cloakroom *2.10m x 1.00m (6' 11" x 3' 3")*

UPVC double glazed opaque glass window to front aspect, quartz windowsill shelf, radiator, grey wood effect laminate flooring, hand wash basin, discrete system WC, inset spotlights and extractor fan to ceiling.

Under stair cupboard

With plumbing for the washing machine, modern consumer electrical consumer board, additional electric sockets, spotlight to ceiling, grey wood effect laminate flooring.

Open plan kitchen/living room *8.72m x 4.10m narrowing to 3m (28' 7" x 13' 5")*

Door opens from hallway into the open plan living area with wood effect laminate flooring throughout the ground floor. UPVC double glazed window to front aspect. Bespoke blinds. The kitchen has grey wood effect laminate worktops with matching grey eyelevel cupboards and blue stylish floor level cupboards, one and a half bowl stainless steel sink with mixer tap over, Bosch four burner integrated hob, integrated oven, integrated Zanussi dishwasher, integrated fridge freezer, cooker hood, wall mounted ideal logic Combi ESP 130 gas boiler in hidden in cupboard, spotlights to ceiling, living area has a radiator, French doors opening to garden, under stair cupboard, stairs leading to 1st floor.

Top landing

Open spindles and wooden handrails, spotlights to ceiling, radiator, carpet, doors to all first floor rooms

Bedroom one *4.06m x 3.04m (13' 4" x 10')*

UPVC double glazed window with bespoke blinds to rear aspect, carpet, radiator.

Bedroom two *4.09m x 3.23m (13' 5" x 10' 7")*

UPVC double glazed door with integral window and Juliet balcony to front aspect, radiator, carpet, inbuilt cupboard over the stairs, hatch to loft space.

Bathroom *2.24m x 1.69m (7' 4" x 5' 7")*

Grey wood effect laminate flooring, white three-piece bathroom suite consisting of bath with centrally wall mounted mixer taps and overhead rain head shower and hand shower attachment, hand wash basin, WC with discreet system, chrome radiator, part tiled walls with marble effect shelf and large wall mounted mirror, spotlights to ceiling

Outside front

Planting areas to either side of the property with established shrubs and flowering plants, paved side access pathway with lockable gate providing access from the front along side of the house to the back garden, paved pathway leading from the driveway to the front door, block paved driveway with parking for two vehicles at the front of the property and this is boarded with a planting area.

Rear garden

Enclosed rear garden with patio area, lawn and wild flowers. Gate leading to the front.

Additional Information

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

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