



£295,000
Coronation Drive, IP11



3

Bedrooms

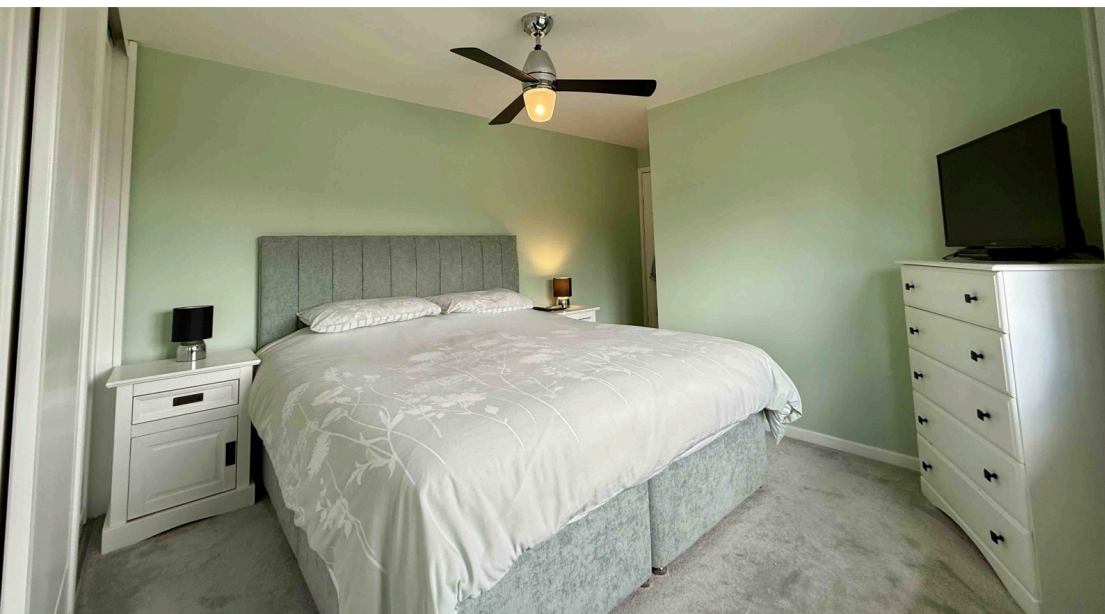


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Bathroom

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS |
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Wainwrights presents this beautifully modernised and deceptively spacious three-bedroom home, offering stylish interiors, generous living accommodation and high-quality finishes throughout. Ideally suited to families and first-time buyers alike, the property features a stunning open-plan kitchen/diner with marble-effect worktops, spacious lounge with feature fireplace, contemporary shower room and a bright conservatory opening onto the rear garden. Further benefits include fitted wardrobes to the master bedroom, porcelain tiled flooring, boarded loft with ladder access, side storage area and modern décor throughout. Conveniently located close to local amenities, schools and transport links, this property is ready to move straight into.

Entrance Porch

UPVC partially glazed entrance door opening into the porch with windows to three sides, modern fibreglass roof and contemporary tiled flooring. Composite front door with decorative double glazed leaded inserts leading into the hallway.

Hallway *3.36m x 1.80m (11' x 5' 11")*

Porcelain tiled flooring, UPVC double glazed window to the side aspect, modern radiator, cupboard housing the electric meter and consumer unit, stairs rising to the first floor, under-stairs storage cupboard and doors leading to the ground floor accommodation.

Lounge *4.74m x 3.31m (15' 7" x 10' 10")*

UPVC double glazed window to the front aspect, radiator, coving to ceiling and feature electric fireplace with granite hearth and surround.

Kitchen/Diner *6.68m x 3.35m (21' 11" x 11')*

UPVC double glazed window to the rear aspect, UPVC double glazed patio doors opening into the conservatory, composite side access door and porcelain tiled flooring continuing through from the hallway. Modern fitted kitchen featuring marble-effect worktops with waterfall edges, matching splashbacks and windowsill, integrated 1½ bowl composite sink with drainer, space for dishwasher, seven-burner gas range cooker with extractor hood, modern grey gloss base and wall units, space for an American-style fridge freezer, inset ceiling spotlights and feature media wall with TV and entertainment connections.

Conservatory *2.90m x 2.85m (9' 6" x 9' 4")*

UPVC double glazed French doors opening onto the rear patio, porcelain tiled flooring continuing through from the kitchen, wall-mounted modern radiator, UPVC double glazed windows surrounding and pitched roof with extractor fan.

Outside Storage Area *4.50m x 1.17m (14' 9" x 3' 10")*

Covered side storage area with corrugated roof, accessed via UPVC double glazed door from the side of the property, providing access to the rear garden. Further doors lead to a brick-built storage room with plumbing for a WC and wash hand basin, and an additional storage shed.

First Floor Landing

UPVC double glazed window to the side aspect, airing cupboard housing the hot water cylinder, loft access with pull-down ladder to an insulated and partially boarded loft space, feature tiled wall with inset mirror, and doors leading to all first floor rooms.

Master Bedroom *3.70m x 3.31m (12' 2" x 10' 10")*

UPVC double glazed window to the front aspect, radiator, fitted wardrobes with full-width sliding doors, carpeted flooring and ceiling light with integrated fan.

Bedroom Two *4.22m x 3.34m at max (13' 10" x 10' 11")*

UPVC double glazed window to the rear aspect, radiator, coving to ceiling, picture rails and carpeted flooring.

Bedroom Three *2.90m x 2.30m (9' 6" x 7' 7")*

UPVC double glazed window to the front aspect, radiator, wood-effect vinyl flooring and coving to ceiling.

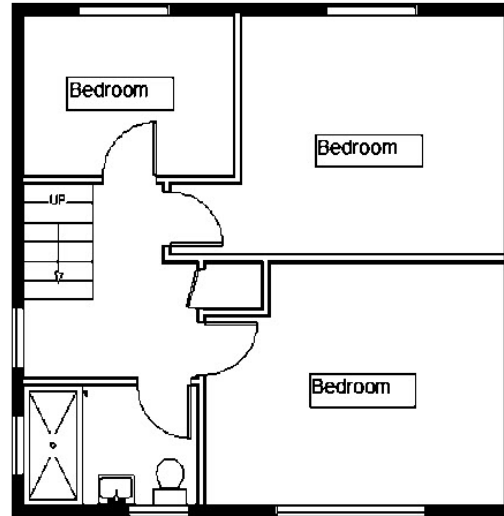
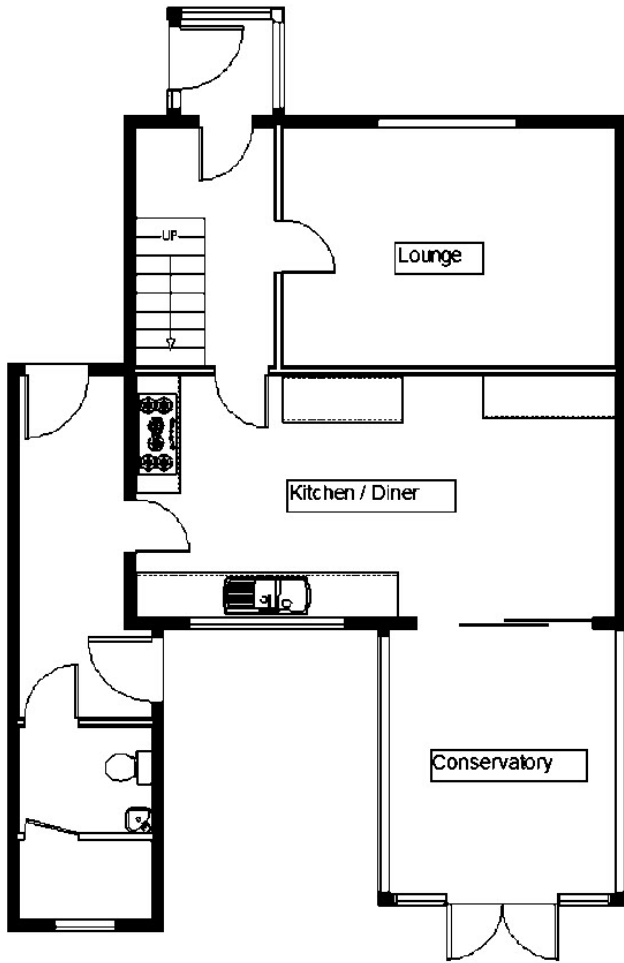
Shower Room *2.36m x 1.70m (7' 9" x 5' 7")*

UPVC double glazed opaque windows to the side and rear aspects, spacious walk-in shower with glass and chrome screen and Triton rainfall shower, wash hand basin, WC, radiator, ceramic tiled flooring, fully tiled walls and inset ceiling spotlights.

Additional Information

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	72	78
(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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