



Valley Walk | | Felixstowe | IP11 7TB

£300,000

NICHOLAS
— ESTATES —

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A three bedroom detached family house situated in a popular residential location close to the town centre. The accommodation comprises, entrance hall, cloakroom, kitchen and an open plan lounge/diner leading to a conservatory to the rear of the house. The first floor offers, main bedroom with Jack & Jill access to the family bathroom and two further bedrooms. Outside the property benefits a driveway for one car and access to the single garage, to the rear the garden is fully enclosed. The property is offered with no onward chain.

- Detached House with No Chain
- Open Plan Living Area
- Garage & Off Road Parking
- Three Bedrooms
- Conservatory
- Fully Enclosed Rear Garden

Entrance Hall

Front aspect door, carpet, under stairs cupboard, radiator, stairs to 1st floor, doors to;

Cloakroom

Front aspect window, vinyl flooring, radiator, low level flush w/c and hand wash basin.

Lounge/Diner

21'4 x 11'5 (6.5m x 3.48m)

Front aspect window, rear aspect double glazed sliding door to the conservatory, carpet, two radiators, wall mounted lights and gas fire, door to;



A three bedroom detached family house situated in a popular residential location close to the town centre.



Conservatory

9'5 x 8'0 (2.87m x 2.44m)

Rear aspect double glazed double doors, side and rear aspect double glazed windows and carpet.

Kitchen

14'7 x 8'4 (4.45m x 2.54m)

Rear aspect window and rear aspect door, radiator, vinyl flooring, work surface with 1.5 bowl stainless steel sink & drainer, gas hob, electric oven, space for washing machine and gas fired boiler.

Landing

Side aspect window, carpet, airing cupboard, loft access and doors to;

Main Bedroom

11'9 x 9'3 (3.58m x 2.82m)

Rear aspect window, radiator, carpet and door to the Jack & Jill bathroom.

Bathroom

Rear aspect window, carpet, low level flush w/c, hand wash basin, panelled bath with tiled splash backs, half tiled walls and radiator.

Bedroom 2

11'8 x 8'1 (3.56m x 2.46m)

Front aspect window, radiator and carpet.

Bedroom 3

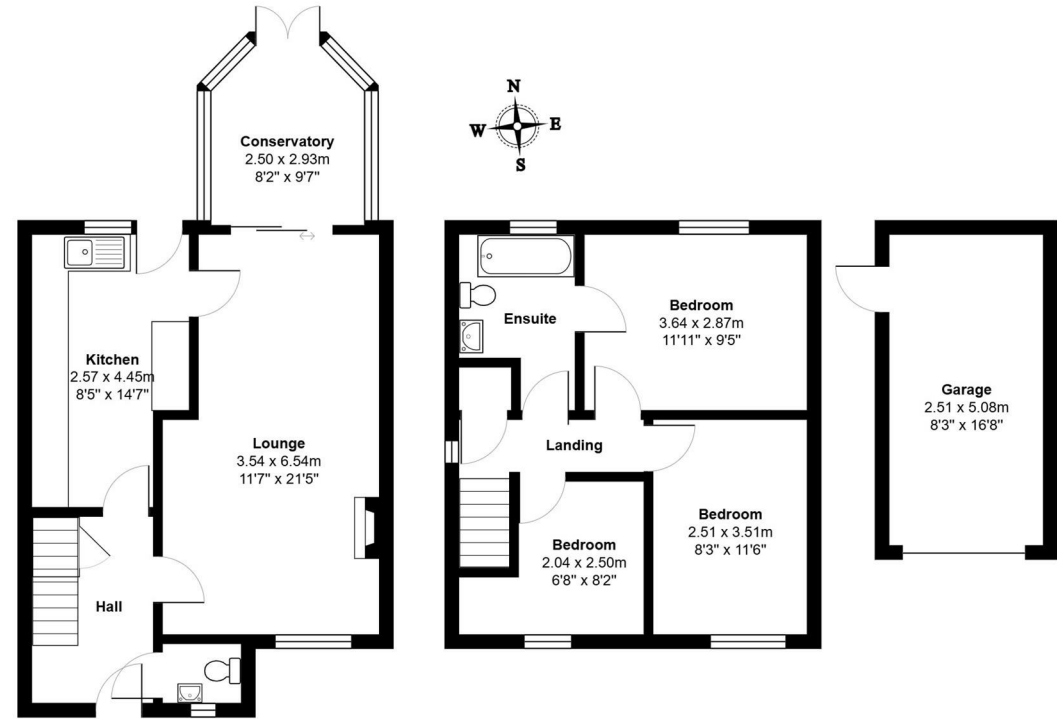
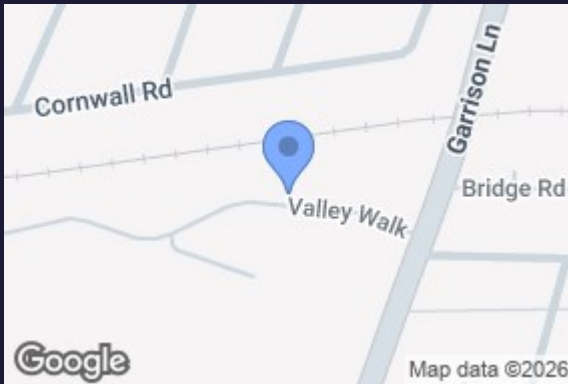
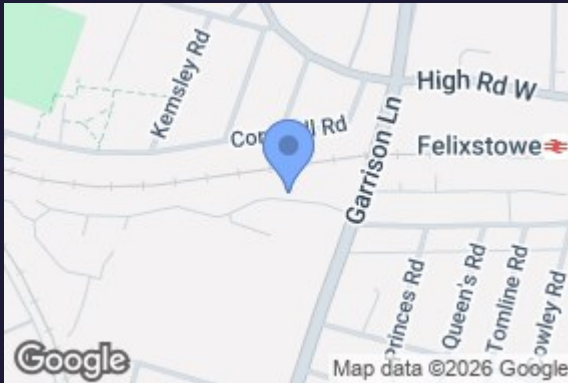
8'7 x 6'6 (2.62m x 1.98m)

Front aspect window, carpet, radiator and over stairs storage recess.

Garage

17'5 x 8'1 (5.31m x 2.46m)

Up & over door, power, light and side aspect door to rear garden.



Total Area: 98.1 m² ... 1056 ft²

Council Tax Band D EPC Rating D

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(12 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	82
(39-54) E	68
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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