



**19 Valley Walk, Felixstowe, IP11 7TD**

**£300,000 FREEHOLD**

Offered for sale with no onward chain is this modern link-detached style house (linked by garage) built in the early 1990s by Messrs Moody Homes of traditional brick cavity wall construction beneath a pitched tiled roof.

The accommodation briefly comprises entrance hallway, cloakroom, through lounge/dining room, kitchen, three bedrooms and bathroom. Further benefits include an adjacent driveway enabling off street parking, a single garage, south facing rear garden, UPVC sealed unit double glazed windows and gas fired central heating via radiators.

The property is conveniently situated in a popular residential road less than a quarter of a mile from Felixstowe town railway station with links to Ipswich and London via Liverpool Street and the main town centre shopping thoroughfare with a variety of local and national high street stores, amenities and facilities available.

#### **UPVC SEALED UNIT DOUBLE GLAZED ENTRANCE DOOR**

Opening to :-

#### **ENTRANCE HALLWAY**

Radiator, central heating thermostat, staircase leading to the first floor with storage cupboard below.

#### **CLOAKROOM**

Coloured suite comprising low level WC, wash hand basin, tiled splashback, radiator, UPVC sealed unit double glazed window to the front aspect.

#### **LOUNGE/DINING ROOM 21' x 11'8" max reducing to 9' 8" (6.4m x 2.95m)**

Fireplace with marble inset and hearth, two radiators, UPVC sealed unit double glazed window to the front aspect, TV point, UPVC sealed unit double glazed sliding patio doors opening onto the rear south facing garden.

#### **KITCHEN 14' 10" x 8'6" max reducing to 6' 4" (4.52m x 1.93m)**

Range of fitted units comprising base cupboards and drawers with marble effect work surfaces over, inset stainless steel single drainer sink unit with mixer tap, tiled splashbacks, matching eye level cupboards, gas and electric cooker point, space for fridge/freezer, space and plumbing for automatic washing machine, wall mounted Vaillant gas fired boiler, UPVC sealed unit double glazed windows and door opening to the rear garden.

#### **1ST FLOOR LANDING**

Access to the loft space, built in airing cupboard housing lagged hot water cylinder, pine slatted shelves, UPVC sealed unit double glazed window to the side aspect.

#### **BEDROOM ONE 12' 2" x 9' 4" (3.71m x 2.84m)**

Radiator, UPVC sealed unit double glazed window to the rear aspect, door opening to the family bathroom.

#### **BEDROOM TWO 11' 6" x 8' 3" (3.51m x 2.51m)**

Radiator, UPVC sealed unit double glazed window to the front aspect.

#### **BEDROOM THREE 8' 3" x 6' 7" (2.51m x 2.01m)**

Radiator, built in over stairs storage cupboard with hanging rails, UPVC sealed unit double glazed window to the front aspect.

#### **BATHROOM**

Coloured suite comprising panelled bath with mixer tap and shower attachment, part tiled walls, low level WC, pedestal wash hand basin with mixer tap, radiator, UPVC sealed unit double glazed window to the rear aspect.

## OUTSIDE

To the front of the property there is an open plan low maintenance style garden comprising pressed concrete driveway, shingle beds with shrubs, side gate access to the rear garden and access to :-

### GARAGE 17' 6" x 8' 2" (5.33m x 2.49m)

Twin opening doors, pitched roof with loft storage area, power and light connected, glazed personal door to the rear garden.

## REAR GARDEN

To the rear of the property there is a pleasant south facing garden comprising paved patio, lawn, pergola, shrub and tree borders, cold water tap and timber fencing to the boundaries.

## COUNCIL TAX

Band 'D'







