£295,000

Herman De Stern Walk, Felixstowe, IP11



156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS
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Wainwrights presents this versatile three-storey townhouse, situated within easy reach of Felixstowe's seafront, offering flexible accommodation ideal for families, professionals or those seeking additional space to work from home. The property features three bedrooms, including a principal bedroom with en-suite shower room, a first-floor lounge with Juliet balcony and side views towards the sea, and a spacious kitchen/diner opening directly onto the rear garden. A separate ground-floor study provides the flexibility to be used as a fourth bedroom, while a family bathroom and two additional cloakrooms offer everyday convenience. Outside, the property benefits from a low-maintenance rear garden with patio and timber decking, together with two parking spaces to the rear.

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Outside Front

The property is approached from Herman De Stern Walk, with the front aspect overlooking a parking area. Stairs lead to the main entrance, opening into the hallway.

Entrance Hallway

The entrance hallway features wood-effect laminate flooring, a useful understairs storage cupboard and a further cupboard housing the gas and electricity meters. Stairs rise to the first floor, with doors providing access to the cloakroom, kitchen/diner and study.

Study / **Optional Fourth Bedroom** *2.63m x 2.58m (8' 8" x 8' 6")*

A versatile room offering flexibility as a home office, study, occasional bedroom or additional reception room. Featuring a UPVC double-glazed window to the front aspect, carpet flooring and a radiator.

Cloakroom *1.65m x 1.05m (5' 5" x 3' 5")*

Fitted with a WC and hand wash basin with tiled splashback. Additional features include tiled flooring, a radiator and extractor fan.

Kitchen / **Diner** *4.64m x 3.45m (15' 3" x 11' 4")*

A spacious kitchen/diner providing ample room for both cooking and dining, with direct access to the rear garden through UPVC double-glazed patio doors. The kitchen is fitted with a range of wall and base units, complemented by granite-effect worktops and matching splashbacks. Integrated appliances include a fridge/freezer, oven and electric hob with extractor fan above. There is also a one-and-a-half-bowl sink with drainer and space for a washing machine and dishwasher. Further features include tiled flooring, a UPVC double-glazed window overlooking the rear garden and a cupboard housing the Baxi combination boiler.

First-Floor Landing

Stairs rise from the ground floor to a carpeted landing, with a further staircase leading to the second floor. The landing benefits from a UPVC double-glazed window to the front aspect, a radiator and doors to the lounge, bedroom three and cloakroom.

Lounge *4.66m x 2.87m (15' 3" x 9' 5")*

Positioned on the first floor, the lounge provides a comfortable space to relax, with UPVC double-glazed patio doors opening onto a Juliet balcony. An additional UPVC double-glazed window to the rear aspect allows natural light into the room, with views of the sea from the side. Further features include carpet flooring and a radiator.

First-Floor Cloakroom *1.95m x 0.95m (6' 5" x 3' 1")*

Fitted with a WC and hand wash basin with tiled splashback, tiled flooring, radiator and extractor fan.

Bedroom Three *3.26m x 2.60m (10' 8" x 8' 6")*

A well-proportioned bedroom featuring a UPVC double-glazed window to the front aspect, carpet flooring and a radiator. This room would also lend itself to use as a guest bedroom or home office.

Second-Floor Landing

A carpeted landing providing access to the principal bedroom, bedroom two and family bathroom, together with a useful built-in storage cupboard.

Principal Bedroom *3.60m x 3.15m (to front of wardrobes) (11' 10" x 10' 4")*

The principal bedroom features a UPVC double-glazed window to the front aspect, carpet flooring and a radiator. Built-in wardrobes with mirrored sliding doors provide convenient storage, while a door leads directly into the en-suite shower room.

En-Suite Shower Room *1.97m x 1.36m (6' 6" x 4' 6")*

Fitted with a shower enclosure, WC and hand wash basin. The room features partially tiled walls, tiled flooring, a heated towel rail, extractor fan and an obscure-glazed window to the front aspect.

Bedroom Two *3.42m x 2.60m (134' 8" x 102' 4")*

A further well-proportioned bedroom featuring a UPVC double-glazed window to the rear aspect, enjoying distant views towards the sea. Additional features include carpet flooring, a radiator and access to the loft via a ceiling hatch.

Family Bathroom *1.97m x 1.90m (6' 6" x 6' 3")*

Fitted with a panelled bath with mixer shower over, WC and hand wash basin. The bathroom features partially tiled walls, tiled flooring, a heated towel rail, extractor fan and an obscure UPVC double-glazed window to the rear aspect.

Garden & Parking

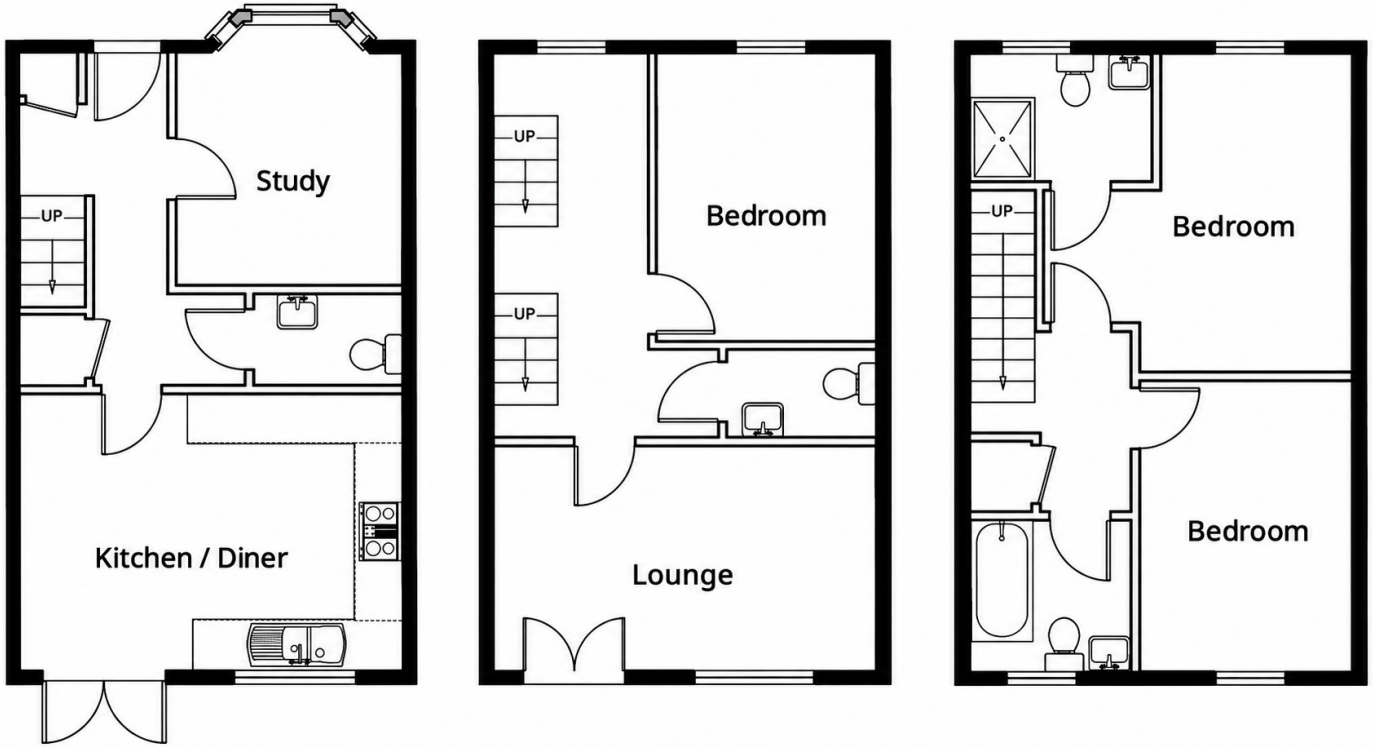
The enclosed, low-maintenance rear garden is predominantly laid to patio, with a raised timber decked area immediately outside the kitchen/diner, providing space for outdoor seating and entertaining. The garden is enclosed by timber fencing and benefits from a useful garden shed for additional storage. A pedestrian gate to the rear provides convenient access to the property's two parking spaces.

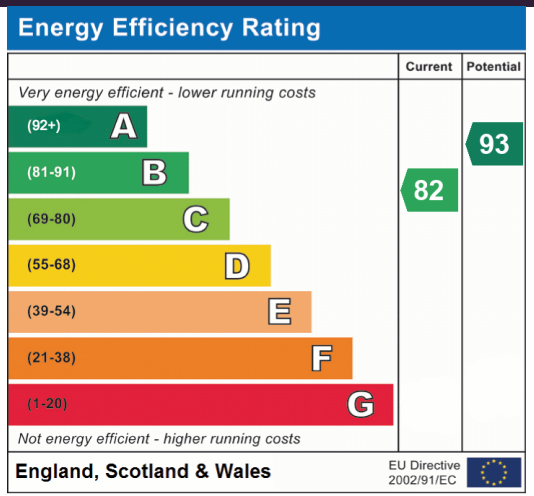
Additional Information

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