£345,000

Grange Road, Felixstowe, IP11

4
Bedrooms

2
Bathrooms

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS
enquiries@wainwrights.co.uk

01394 275276

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Wainwrights presents this well-presented four-bedroom home, offering stylish accommodation with a modern kitchen, cosy lounge/snug and generous rear garden.

The property includes an entrance hallway, ground floor shower room, lounge/snug with log burner, modern kitchen with island and breakfast bar, dining room, four first floor bedrooms and a modern bathroom. Externally, the home benefits from a gravelled driveway providing ample off-road parking, side access, garage, summer house and a good-sized enclosed rear garden with planted borders and lawn.

A lovely opportunity to acquire a warm and welcoming home with flexible accommodation, excellent parking and attractive outside space.

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Outside Front

To the front of the property there is a dropped kerb providing vehicle access to a gravelled driveway, which extends to the side of the house and provides ample off-road parking for approximately three vehicles. The driveway leads to a wooden side access gate. There is also a planted border with an established hedge and flowering shrubs, bordered by railway sleepers, together with a covered porch leading to the front door.

Entrance Hallway *3.74m x 1.72m (12' 3" x 5' 8")*

Entered via a half-glazed UPVC front door with side panels, the entrance hallway features wood-effect laminate flooring, understairs cupboard with light and shelving, and doors leading to the ground floor accommodation.

Ground Floor Shower Room *2.33m x 1.58m (7' 8" x 5' 2")*

Fitted with a quadrant shower, hand wash basin and WC, with UPVC double glazed window to the side aspect, herringbone wood-effect vinyl flooring, chrome towel radiator, with space and plumbing for a washing machine and tumble dryer.

Lounge / **Snug** *4.06m x 3.59m (13' 4" x 11' 9")*

A cosy front aspect lounge with UPVC double glazed bay window and built-in storage beneath, carpeted flooring, picture rails and feature ceiling light. The chimney breast features a working fireplace with cast iron log burner, tiled surround and solid wood mantel.

Kitchen *3.48m x 3.86m (11' 5" x 12' 8")*

A modern fitted kitchen with wood-effect laminate worktops, inset white ceramic sink, integrated Neff four-burner electric hob with stainless steel extractor hood over and black glass splashback, integrated double oven, integrated fridge freezer, space and plumbing for dishwasher, and a range of floor-level cupboards and drawers with matching eye-level cupboards. The kitchen also benefits from a matching island with breakfast bar, cupboards and drawers beneath, pull-out bin storage, modern radiator and UPVC double glazed French doors opening to the rear garden. An opening leads through to the dining room.

Dining Room *2.97m x 1.92m (9' 9" x 6' 4")*

A rear aspect dining room with UPVC double glazed window, radiator, picture rails and vinyl flooring.

First Floor Hallway *3.44m x 0.87m (11' 3" x 2' 10")*

Accessed via an open doorway from the top landing, with carpeted flooring, radiator, picture rails and doors leading to bedrooms two and three.

Stairwell / **Top Landing** *2.07m x 1.99m (6' 9" x 6' 6")*

With UPVC double glazed window to the side aspect, carpeted flooring, loft hatch access, ceiling fan with integral light, and cupboard housing the electrical consumer unit.

Master Bedroom *4.06m x 2.90m (13' 4" x 9' 6")*
A front aspect bedroom with UPVC double glazed bay window, modern fitted wardrobes and shelving along one wall, picture rails, carpeted flooring and ceiling-mounted infrared panel heater.

Bedroom Two *3.35m x 2.23m (11' x 7' 4")*
A rear aspect bedroom with UPVC double glazed window, picture rails, carpeted flooring and ceiling-mounted infrared panel heater.

Bedroom Three *3.18m x 2.21m (10' 5" x 7' 3")*
A rear aspect bedroom with UPVC double glazed window, picture rails, carpeted flooring and ceiling-mounted infrared panel heater.

Bedroom Four / **Study** *2.27m x 2.04m (7' 5" x 6' 8")*
A front aspect room with UPVC double glazed window, picture rail and ceiling-mounted infrared panel heater. Ideal as a fourth bedroom, nursery or home office.

Bathroom *2.40m x 2.00m (7' 10" x 6' 7")*
A modern bathroom fitted with a P-shaped bath, corner shower with rainfall shower head and handheld attachment, hand wash basin and WC. Further features include a UPVC double glazed window to the side aspect, tile-effect vinyl flooring, partially tiled walls and ceiling-mounted infrared heater.

Rear Garden
The rear garden is a good size and mainly laid to lawn, with a small decking/patio area adjoining the house. There is a planted border to one side, bordered by railway sleepers and featuring a variety of young fruit trees, shrubs, herbs and flowering plants. To the other side of the garden there is a garage and wooden summer house. The garden is fully enclosed by wooden panel fencing. The side driveway is wide enough to allow vehicle access from the front to the garage, although this area has been partially closed off, with a wooden gate remaining for pedestrian access.

Additional Information
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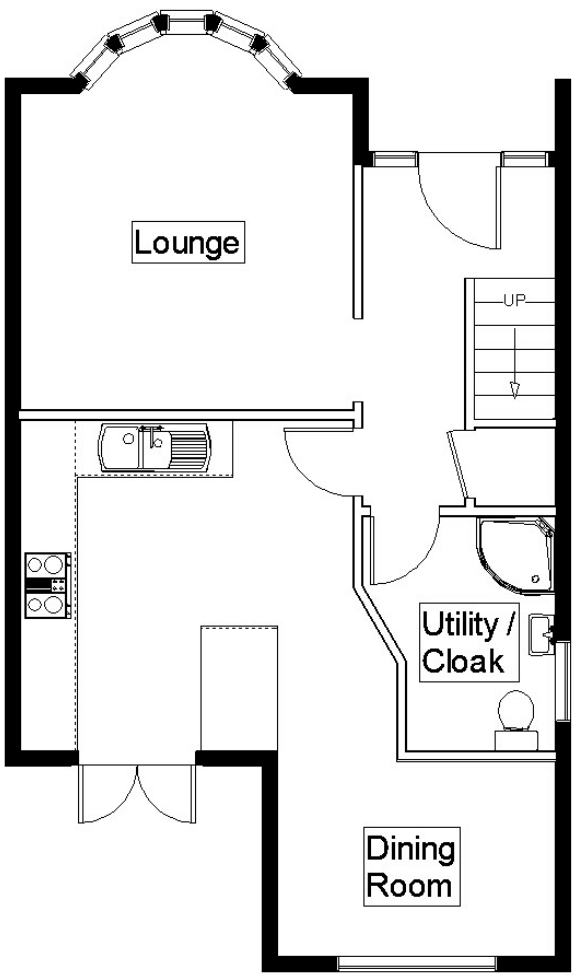

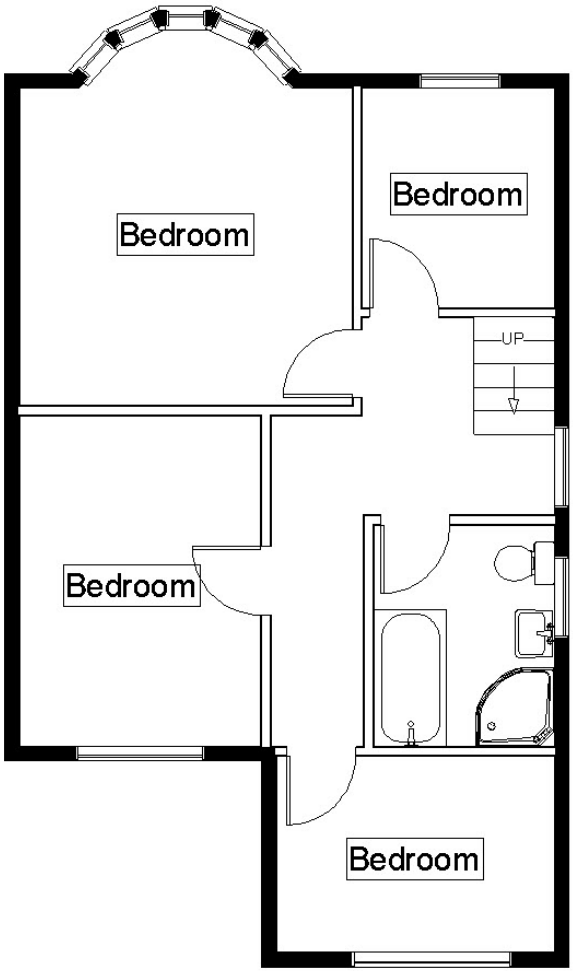

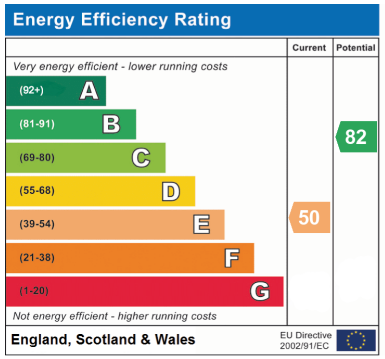

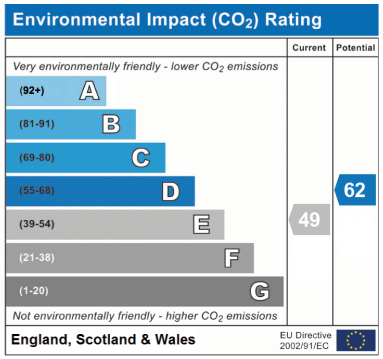

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