



£132,500

Reedland Way, Felixstowe, IP11



1

Bedroom



1

Bathroom

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS
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Wainwrights are pleased to present this one-bedroom home, situated at the end of a cul-de-sac on a corner plot, with a wraparound garden and two dedicated parking spaces. The accommodation includes a living room opening into a kitchen/diner, with built-in dining seating and storage, a first-floor bedroom and a bathroom.

Outside

The garden wraps around the front and side of the property, with a concrete pathway leading to the front door. A patio immediately beside the house provides space for outdoor seating, with the remainder laid to lawn. Timber fencing and hedging enclose the garden, which also includes a wooden shed. Two dedicated parking spaces are situated directly opposite the garden, accessed via a shared driveway.

Living Room *3.76m x 3.20m at widest (12' 4" x 10' 6")*

A mahogany-effect, partially glazed UPVC front door opens into the living room. Features include a window to the side aspect, a wall-mounted electric storage heater, an electrical consumer unit and carpeted flooring. Stairs rise to the first floor, with storage beneath, and an opening leads through to the kitchen/diner.

Kitchen/Diner *3.75m x 1.96m (12' 4" x 6' 5")*

A half-height wall separates the kitchen/diner from the living room, maintaining an open feel between the spaces. The kitchen has a UPVC double-glazed window to the side aspect and is fitted with laminate worktops, cupboards and drawers beneath, matching wall cupboards and an inset stainless steel sink with drainer. The walls are partially tiled. The dining area includes a built-in table and fitted seating with storage underneath.

First-Floor Landing

Carpeted landing with a wall-mounted electric storage heater, loft access and an airing cupboard housing the hot water cylinder. Doors lead to the bedroom and bathroom.

Bedroom *3.75m x 3.15m at deepest and widest (12' 4" x 10' 4")*

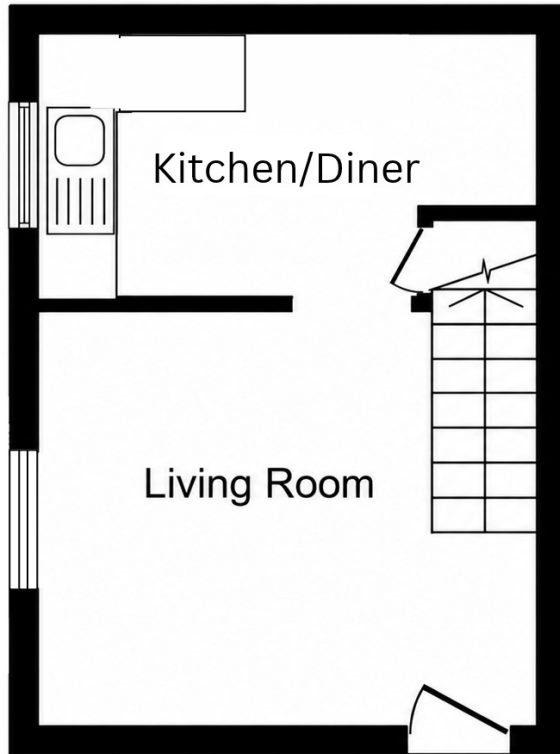
A UPVC double-glazed window overlooks the side aspect. Features include a wall-mounted electric heater and an over-stairs cupboard with hanging space and shelving.

Bathroom *1.90m x 2.09m at widest and deepest (6' 3" x 6' 10")*

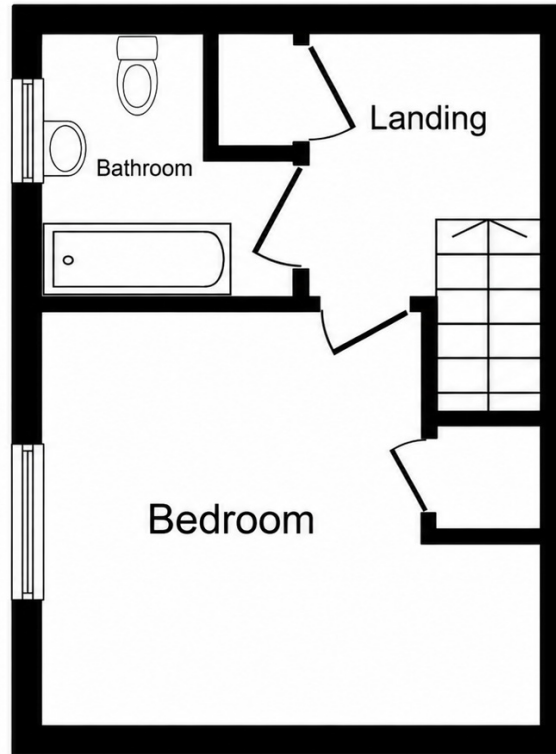
Fitted with a bath with a shower mixer attachment, wash basin and WC. Partially tiled walls and a UPVC double-glazed window to the side aspect.

Additional Information

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Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		92
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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