



Guide price £395,000
Cobbold Road, Felixstowe, IP11



5

Bedrooms

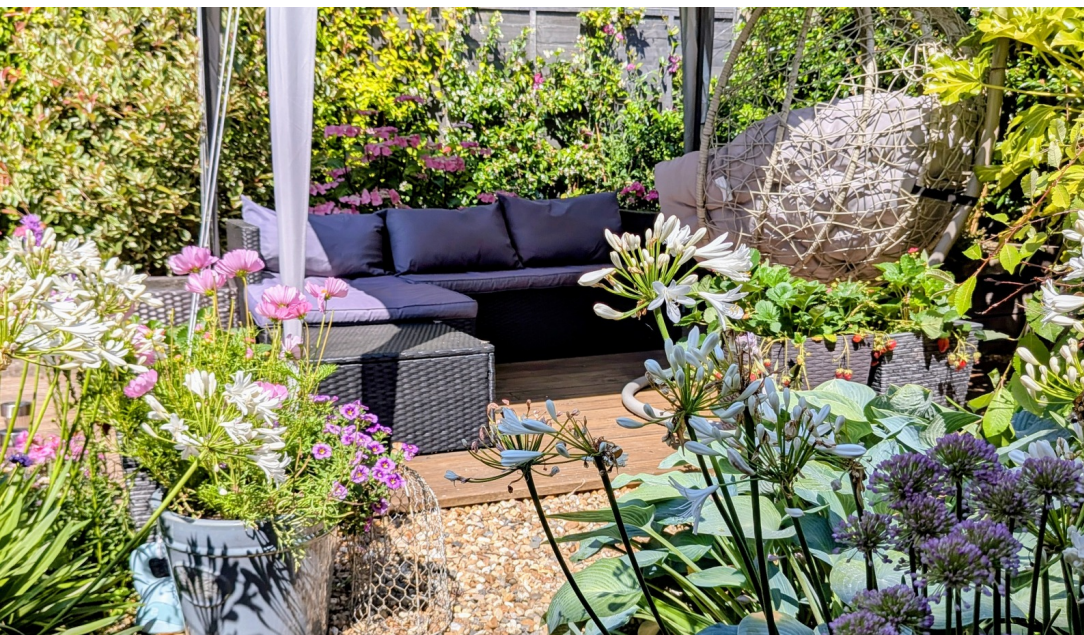


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Bathrooms

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Wainwrights presents this substantial five-bedroom period home, offering generous accommodation arranged over three floors and a wealth of character features throughout, such as high ceilings, picture rails, decorative coving, beautiful stained glass front door and original fireplaces.

The property includes an entrance hallway, living room, dining room/reception room, spacious kitchen/diner, utility room, ground floor cloakroom, five bedrooms, en-suite shower room, family bathroom and separate WC.

Externally, the property benefits from side access, a courtyard area and a beautiful and tranquil established rear garden with decking, water feature, raised planting beds and an abundance of mature planting.

Entrance Hallway 7.63m x 1.08m (25' x 3' 7")

Entered via a front door with decorative stained glass, the entrance hallway features wood-effect laminate flooring, radiator, stairs rising to the first floor, door leading down to a small cellar, and doors to the ground floor accommodation.

Living Room 4.80m x 3.72m (15' 9" x 12' 2")

4.80m into bay x 3.72m into alcove A characterful front reception room with UPVC double glazed bay window to the front aspect, chimney breast with original decorative fireplace, original coving to the ceiling, picture rails, radiator and carpeted flooring.

Dining Room / Reception Two 4.02m x 3.12m (13' 2" x 10' 3")

4.02m x 3.12m into alcove A second reception room with UPVC double glazed window to the rear aspect, chimney breast with original fireplace, picture rails, radiator and carpeted flooring.

Kitchen / Diner 7.71m x 3.01m (25' 4" x 9' 11")

A spacious kitchen/diner with UPVC double glazed windows to the side and rear aspects, wood-effect laminate flooring and two radiators to the dining area. The room is arranged with a generous dining space and fitted kitchen area, which includes granite-effect laminate worktops, shaker-style high gloss wall and base units, inset one-and-a-half bowl stainless steel sink, six-burner gas range with double ovens and stainless steel extractor hood, space for a tall fridge freezer and integrated dishwasher. Further features include spotlights to the kitchen area and a door leading to the utility room.

Utility Room 4.66m x 1.50m (15' 3" x 4' 11")

With UPVC double glazed windows to the side aspect, UPVC double glazed door to the side aspect, vinyl flooring, and cupboard housing the boiler and hot water cylinder. The utility area includes granite-effect laminate worktop, single drainer sink, space and plumbing for a washing machine, space for a freezer, floor-level cupboard, eye-level cupboards, partially tiled walls and door to the ground floor cloakroom.

Ground Floor Cloakroom 0.00m x 0.00m (0' 0" x 0' 0")

Fitted with a WC and vanity unit with inset hand wash basin, with radiator, extractor fan and vinyl flooring.

First Floor Landing 7.11m x 1.65m (23' 4" x 5' 5")

7.11m x 1.65m at widest point With carpeted flooring, radiator, stairs rising to the second floor, and doors leading to all first floor rooms.

Bedroom Three 4.70m x 3.20m (15' 5" x 10' 6")

4.70m x 3.20m at widest point A rear aspect bedroom with UPVC double glazed window, radiator, carpeted flooring, picture rails, chimney breast and original fireplace.

Family Bathroom *1.88m x 1.74m (6' 2" x 5' 9")*

Fitted with a bath with thermostatically controlled shower mixer tap and chrome and glass folding shower screen, and vanity unit with inset hand wash basin. Additional features include UPVC double glazed window to the side aspect, towel radiator, inset ceiling spotlights, vinyl flooring and fully tiled walls finished in large porcelain tiles.

Separate WC *0.00m x 0.00m (0' 0" x 0' 0")*

With UPVC double glazed window to the side aspect, WC, vinyl flooring and fully tiled walls.

Bedroom Two *2.90m x 3.10m (9' 6" x 10' 2")*

A rear aspect bedroom with UPVC double glazed window, radiator, carpeted flooring and picture rails.

Bedroom One *4.95m x 4.76m (16' 3" x 15' 7")*

A spacious front aspect bedroom with UPVC double glazed bay window, additional front aspect window, radiator, carpeted flooring, original coving to the ceiling, picture rails and door leading to the en-suite shower room.

En-Suite Shower Room *2.08m x 1.00m (6' 10" x 3' 3")*

Fitted with a walk-in shower with concealed controls, overhead rainfall-style shower head and glass and chrome sliding shower doors. Further features include modern tiling, vanity unit with hand wash basin, chrome towel radiator, ceiling spotlights and extractor fan.

Second Floor Landing *5.00m x 1.70m (16' 5" x 5' 7")*

A split-level landing with space for shelving, Velux-style window, radiator, carpeted flooring, alcove with shelving, and doors to both second floor bedrooms.

Bedroom Four *4.96m x 4.10m (16' 3" x 13' 5")*

4.96m x 4.10m at widest point A spacious top floor bedroom with two UPVC double glazed windows to the front aspect, two radiators, carpeted flooring, partially sloping ceiling, chimney breast and decorative original fireplace.

Bedroom Five *4.01m x 3.15m (13' 2" x 10' 4")*

A further top floor bedroom with UPVC double glazed window to the side aspect, radiator, carpeted flooring and partially sloping ceiling.

Outside Rear *7.70m x 5.70m (25' 3" x 18' 8")*

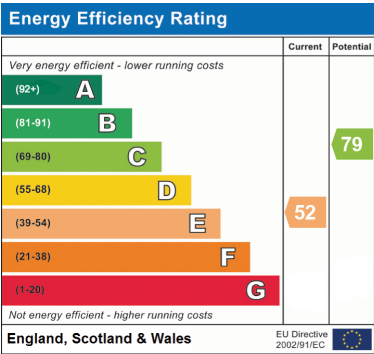
A side gate from the front of the house leads into a passageway running along the side of the property to a small courtyard area, with access into the house via the utility room. The main garden is accessed via a further pathway and offers a beautifully established outside space with an abundance of natural colour and texture. Features include a decking area with terracotta water feature, gravelled area, raised wooden sleeper planting beds, decorative planting, established flowering shrubs and a variety of climbing plants to the borders. The garden provides a calm and secluded area ideal for relaxing or entertaining.

Additional Information

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