



£250,000

High Road West, Felixstowe, IP11



3

Bedrooms

1

Bathroom

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS |
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Wainwrights presents this three-bedroom semi-detached house, prominently positioned on High Road West and offering generous, character-filled accommodation arranged over two floors. The property features two spacious reception rooms, a fitted kitchen with adjoining ground floor cloakroom, and a welcoming entrance hallway with stairs to the first floor.

Upstairs, the home offers three well-proportioned bedrooms and a family bathroom. Many original features remain, including fireplaces, picture rails and bay windows, adding to the property's period appeal.

Externally, the property benefits from a front garden with side pedestrian access and an exceptionally large, north-facing rear garden extending to approximately 100ft or more. The garden is a particular highlight, offering multiple seating areas, ponds, mature trees, vegetable patches, greenhouses, sheds, and extensive established planting, all fully enclosed and ideal for keen gardeners or families seeking outdoor space.

Outside front

Small front garden enclosed by a low brick wall, with a concrete pathway and steps leading to the front door. A further concrete pathway with gravel edging runs along the side of the house, providing pedestrian side access to the rear garden. The central section is currently laid to earth.

Entrance hallway *4.70m x 0.91m (15' 5" x 3') at widest*

Entered via a PVC partially glazed front door with decorative leaded-style glass inserts. The hallway features engineered wood flooring, radiator, picture rails, stairs rising to the first floor, and doors providing access to the reception rooms.

Reception One *4.46m x 3.38m (14' 8" x 11' 1") into alcoves*

A spacious front reception room with a uPVC double-glazed bay window to the front aspect. Features include a brick-built fireplace housing a cast-iron wood-burning stove set on a tiled hearth with wooden mantel, picture rails, radiator, and carpeted flooring.

Reception Two *4.20m x 3.50m (13' 9" x 11' 6")*

Overlooking the rear garden via a uPVC double-glazed window. This versatile second reception room benefits from picture rails, radiator, carpeted flooring, and a built-in cupboard with shelving within one alcove. An under-stairs cupboard houses the electric consumer unit and meter. A door provides access to the kitchen. There is also a wall-mounted gas heater.

Kitchen *4.52m x 2.59m (14' 10" x 8' 6")*

Fitted with a range of base and eye-level units with marble-effect laminate worktops and partially tiled walls. Features include a stainless-steel single drainer sink, tile-effect vinyl flooring, strip lighting, radiator, and a wall-mounted gas combination boiler. There is space for a fridge, freezer, washing machine, gas cooker, and additional freezer. Natural light is provided by windows to the side and rear aspects, along with a partially glazed uPVC door opening to the side. An internal door leads to the ground floor cloakroom.

Ground Floor Cloakroom

With timber-framed double-glazed window to the rear aspect. Fitted with a WC, hand wash basin, and towel rail.

First Floor Landing *4.20m x 1.47m (13' 9" x 4' 10")*

Carpeted landing with built-in wooden storage cupboard, loft access hatch, and doors leading to all first-floor rooms.

Master Bedroom *4.41m x 3.62m (14' 6" x 11' 11") into alcoves & into fitted wardrobes*

A generous double bedroom featuring a uPVC double-glazed window to the front aspect. The room retains an original fireplace (sealed), has fitted wardrobes, carpeted flooring, and a wall-mounted gas heater.

Bathroom *2.28m x 1.66m (7' 6" x 5' 5")*

Fitted with a bath and electric power shower over, WC, and wash hand basin set within a vanity unit with storage below. Additional features include a uPVC double-glazed window to the side aspect, radiator, fully tiled walls, tiled ceiling, and carpeted flooring.

Bedroom Two *2.61m x 3.04m (8' 7" x 10')*

Double bedroom with a double-glazed window to the rear aspect, radiator, and carpeted flooring.

Bedroom Three *2.42m x 2.81m (7' 11" x 9' 3")*

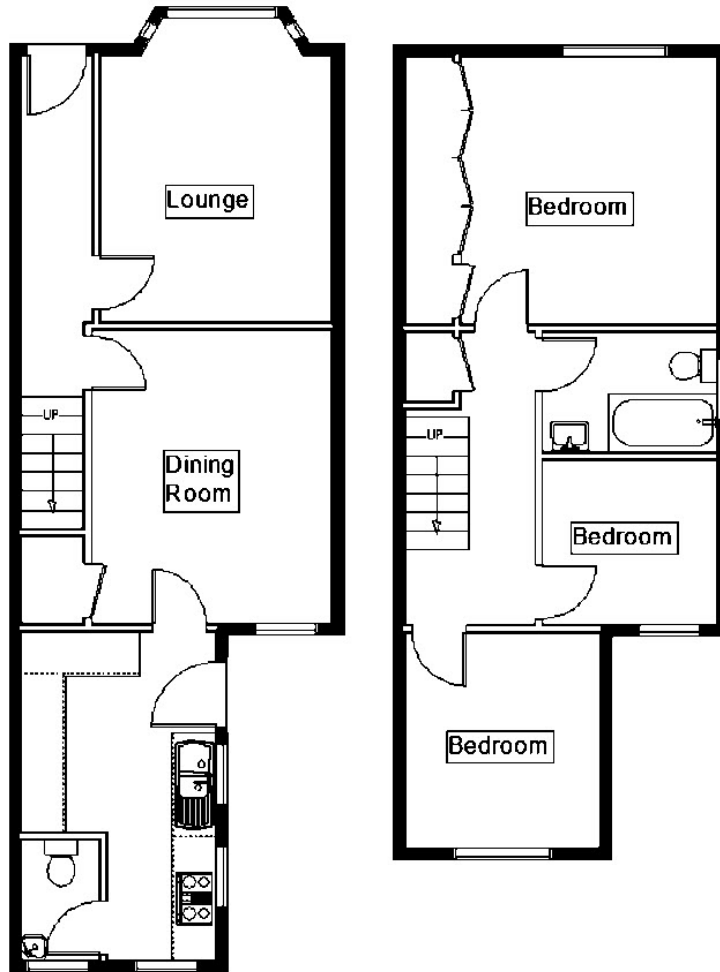
Single bedroom with a uPVC double-glazed window to the rear aspect, radiator, and carpeted flooring.


Back garden

An exceptionally large, north-facing rear garden extending to approximately 100ft or more. Immediately to the rear of the property is a concrete patio area, leading to a sunken pond and a brick-built recessed seating area surrounded by raised brick planting beds. A central paved pathway runs the length of the garden with lawned sections to either side. The garden features an abundance of established shrubs, flowering plants, conifers, mature trees (including apple and bay/laurel), vegetable patches, greenhouse, composting area, and multiple ponds. There are both wooden and metal sheds positioned side by side, along with additional hardstanding for further storage. Fully enclosed with a mix of panel fencing, chain-link fencing, concrete posts, and corrugated galvanised panels.

Additional Information

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| Energy Efficiency Rating | | |
|---|---------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | 78 |
| (55-68) D | 64 | |
| (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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