



£265,000

Devon Road, Felixstowe, IP11



 3
Bedrooms

 2
Bathrooms

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS |
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Built in 1907, Devon Villas is a well-presented and deceptively spacious three-bedroom home, ideally suited to first-time buyers, families or investors alike. Situated in a popular residential location, just a stone's throw from Walton's popular shops, cafes and restaurants, the property benefits from generous living accommodation, an en-suite to the principal bedroom, conservatory and a good-sized west-facing rear garden. Felixstowe Town Centre, the train station and the award winning beaches are also within easy reach.

Hallway

UPVC half glazed front door, radiator, stairs rising to 1st floor, and doors to:

Lounge 4.30m into bay x 3.68m (14' 1" x 12' 1")

UPVC double glazed bay window to front aspect, laminate flooring, radiator, picture rails and chimney breast with feature electric fireplace.

Dining room 3.63m x 3.11m (11' 11" x 10' 2")

UPVC double glazed window to rear aspect, laminate flooring, radiator, picture rails, chimney breast, understairs cupboard and opening through to kitchen.

Kitchen 3.10m x 3.20m (10' 2" x 10' 6")

UPVC double glazed window to side aspect, fitted wall and base units with laminate worktops, inset four-burner gas hob with extractor hood over, integrated oven, stainless steel sink unit, space and plumbing for washing machine, space for tall fridge freezer, partially tiled walls, inset ceiling spotlights and radiator. doorway through to:

Internal lobby

UPVC fully glazed door to conservatory, wood effect laminate flooring continues through from kitchen, radiator, spotlight to ceiling, door to ground floor bathroom

Ground floor bathroom 2.10m x 1.83m (6' 11" x 6')

UPVC double glazed window to side aspect, tiled flooring, bath with shower over and shower screen, wash hand basin, WC, fully tiled walls, radiator, extractor fan and inset spotlights.

Conservatory

Timber-framed conservatory with UPVC double glazed door to side aspect, windows to two sides, tiled flooring, power and lighting.

First floor landing

Access to loft space, fitted storage cupboard with shelving, carpet flooring and doors leading to all bedrooms.

Master bedroom 3.55m x 3.50m (11' 8" x 11' 6")

Two UPVC double glazed windows to front aspect, radiator, carpet flooring, large built-in wardrobe cupboard and door to en-suite.

Ensuite shower room

Walk-in shower with thermostatic mixer shower and riser, wash hand basin, WC, chrome heated towel radiator, laminate flooring, extractor fan and inset spotlights.

Bedroom two 3.71m x 3.13m (12' 2" x 10' 3")

UPVC double glazed window to rear aspect, radiator, carpet flooring and picture rails.

Bedroom three 3.07m x 3.12m (10' 1" x 10' 3")

UPVC double glazed window to rear aspect, radiator and carpet flooring.

Back garden

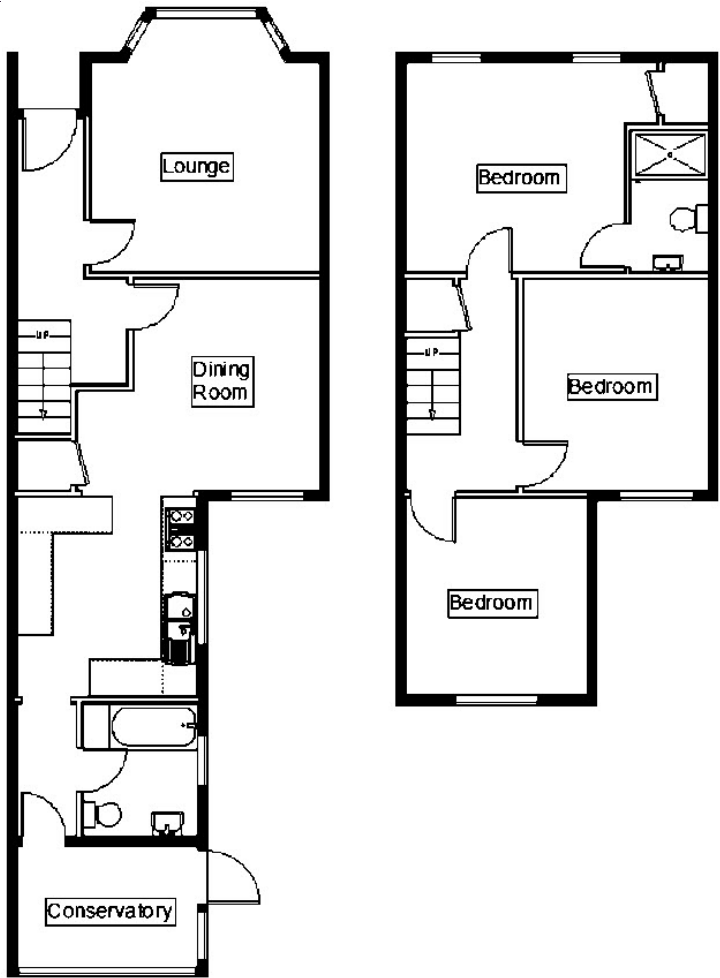
A westerly aspect rear garden measuring roughly 38 foot long by 20 foot wide, with an additional paved area along one side. The house end of the garden is also paved, with the further end of the garden mainly laid to lawn with hard standing at the far end where the garden shed is also situated. There are planting areas to both sides of the garden and these host of variety of mature shrubs, decorative trees, and a host of other flowering plants.

Front garden

Concrete path leads from the pavement directly to the front door, remainder of front garden is laid to slate chippings with the exception of a small area for decorative planting. Front garden is bordered by a brick wall. There is side access to the back garden along the pathway shared with the neighbouring property.

Additional Information

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

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