



£345,000

Looe Road, Old Felixstowe, IP11



3

Bedrooms



1

Bathroom

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS
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Wainwrights presents this warm and welcoming three-bedroom semi-detached house, situated on Looe Road.

The property includes an entrance lobby, cosy lounge, spacious kitchen/dining/sun room, downstairs WC, three bedrooms and a generous family bathroom. The open-plan kitchen area is a particular feature, fitted in a traditional style with solid wood worktops, integrated appliances and a central island.

Externally, the home benefits from a gravelled front garden, side access and an unusually large, beautifully maintained rear garden with sandstone patio, lawned area, established planting, summer house, shed and covered area.

Outside Front

The front garden is mainly laid to gravel, with a concrete pathway leading along the side of the house to the front door. A wooden gate provides side access to the rear garden.

Entrance Lobby

Entered via a partially glazed composite front door with obscure leaded glass feature, the entrance lobby has stairs rising centrally to the first floor, with doors opening to the sitting room and dining room.

Sitting Room *3.95m x 3.33m (13' x 10' 11")*

A cosy front aspect sitting room with UPVC double glazed window, radiator, carpeted flooring, and chimney breast with feature gas fireplace, tiled hearth and surround, and wooden mantelpiece.

Dining Room *3.96m x 2.70m (13' x 8' 10")*

A separate dining room with exposed wooden floorboards, spotlights and access through to the kitchen/breakfast room, creating a sociable flow through the ground floor accommodation.

Downstairs WC

Accessed from the dining room.

Kitchen / Breakfast Room *6.54m x 3.96m (21' 5" x 13')*

A stylish open-plan kitchen/breakfast room with exposed wooden floorboards and recessed spotlights. The modern fitted kitchen is designed in a traditional style, with solid wood worktops, inset Belfast sink, inset four-burner gas hob, integrated fridge freezer, integrated double oven, integrated dishwasher and integrated washing machine. There are floor-level shaker-style soft-close cupboards and drawers, matching eye-level cupboards, and a central island with laminate worktop and storage beneath. Further features include UPVC double glazed windows to the side aspect and a cupboard housing the Viessmann gas combination boiler.

First Floor Hallway

With doors leading to all first floor rooms and wall-mounted cupboard housing the electrical consumer unit and electric meter.

Bedroom One *4.77m x 3.79m (15' 8" x 12' 5")*

A spacious rear aspect bedroom with UPVC double glazed square bay window, radiator, carpeted flooring and ceiling spotlights.

Bedroom Two *3.95m x 3.34m (13' x 10' 11")*

A front aspect bedroom with UPVC double glazed window, radiator, carpeted flooring and built-in storage cupboard.

Bedroom Three / Study *2.87m x 2.73m (9' 5" x 8' 11")*

A side aspect bedroom with double glazed window, radiator, carpeted flooring and built-in storage cupboard. This room also provides access to the loft via a hatch with folding ladder. The loft is insulated, partially boarded, lined and benefits from lighting.

Bathroom *2.62m x 2.52m (8' 7" x 8' 3")*

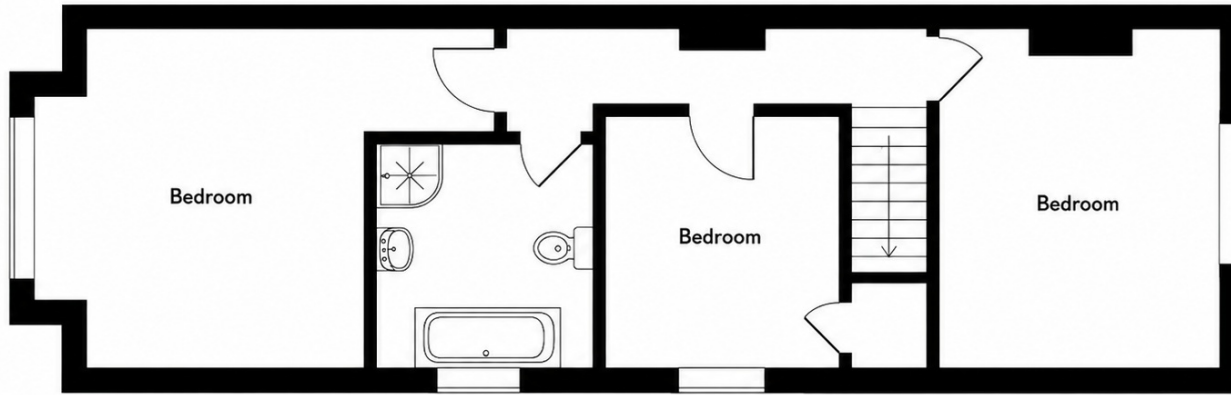
A spacious bathroom with exposed wooden flooring, UPVC obscure double glazed window, roll-top bath with claw feet and shower attachment, corner quadrant shower, WC, chrome towel radiator and inset ceiling spotlights.

Rear Garden

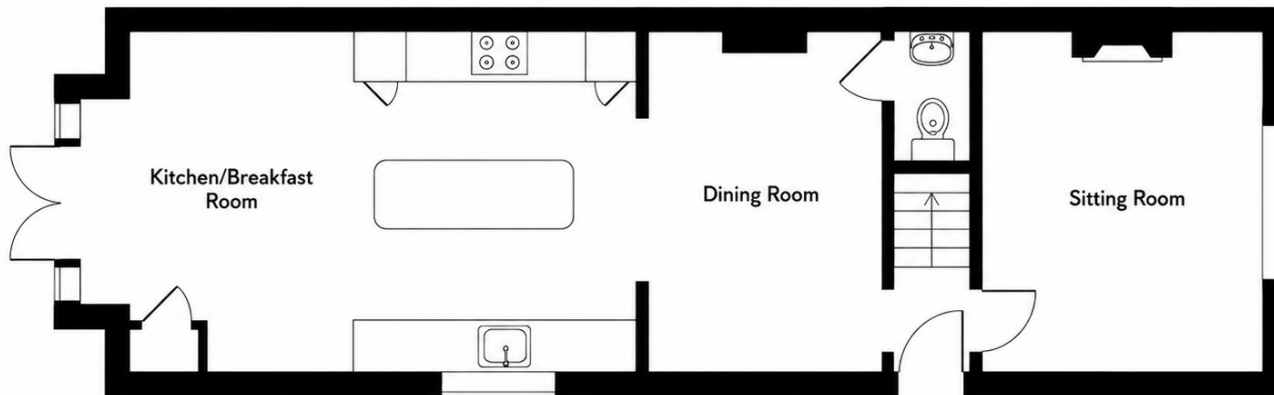
The rear garden is unusually generous and beautifully maintained, arranged into three distinct areas. The first section features a sandstone paved terrace extending from the French doors, with paved side access. The central area is mainly laid to lawn, with a pathway running through the middle and established planted borders containing flowering shrubs, colourful border plants, rose bushes and mature shrubs. Towards the far end of the garden are several small trees, a large summer house, shed and covered area. The wooden summer house measures approximately 3.81m x 3.62m and benefits from its own electrical consumer unit, lighting and power points, as well as an integrated veranda, half-glazed double doors and front window. The garden is fully enclosed by wooden fencing and offers a good degree of privacy.

Additional Information

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First Floor



Ground Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	73	
(55-68) D		
(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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