



£420,000

Stables Road, Felixstowe, IP11



3

Bedrooms



2

Bathrooms

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS
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Wainwrights presents this well-presented three-bedroom bungalow, built in 2020 by the Barratt Group and situated in a pleasant cul-de-sac on the Walton Gate development. The spacious open-plan kitchen, dining and lounge area offers plenty of room for everyday living and entertaining, with integrated appliances and French doors opening onto the garden. The main bedroom benefits from an en-suite shower room and its own French doors onto the patio, while two further bedrooms are served by a family bathroom. Outside, the enclosed rear garden includes a generous patio and lawn, alongside a block-paved driveway providing parking for at least three cars and a garage with power and lighting. Local shops and regular bus services are within easy reach.

Entrance Hallway *3.90m x 1.26m widening to 2.70m (12' 10" x 4' 2")*

A partially glazed composite front door opens into the welcoming hallway, featuring wood-effect LVT flooring, a radiator and access to the loft space. A large fitted cupboard provides shelving and hanging space, while an additional built-in cupboard houses the modern electrical consumer unit and internet connections. Doors lead to all rooms.

Open-plan Kitchen / Dining / Lounge *10.20m x 2.51m widening to 3.93m and narrowing to 3.63m (33' 6" max x 8' 3" minimum)*

A spacious open-plan room with UPVC double-glazed windows to the front and rear aspects, together with UPVC double-glazed French doors and matching fully glazed side panels opening onto the garden. Wood-effect LVT flooring runs throughout, with three radiators providing heating. The modern fitted kitchen comprises a range of base and eye-level units with wood-effect laminate worktops and an inset stainless steel sink. Integrated appliances include a four-burner gas hob with cooker hood above, Zanussi oven, tall fridge/freezer, dishwasher and washing machine. A built-in pantry cupboard provides additional shelving and storage, while a separate cupboard houses the gas-fired combination boiler. The kitchen flows through the dining area into the lounge, which features a remotely controlled window, inset ceiling spotlights and feature pendant lighting.

Master Bedroom *3.98m into alcove x 3.06m (13' 1" x 10')*

UPVC double-glazed window to the side aspect and UPVC double-glazed French doors opening onto the garden patio. Carpeted flooring, radiator and feature ceiling spotlights. A door leads to the en-suite shower room.

En-suite Shower Room

Fitted with a walk-in shower enclosure with sliding glass doors and a Mira Sport electric shower, wash hand basin and WC. UPVC double-glazed window to the rear aspect, heated towel rail, partially tiled walls, tile-effect vinyl flooring and extractor fan.

Bedroom Two *3.80m into bay and alcove x 3.80m (12' 6" x 12' 6")*

UPVC double-glazed bay window to the front aspect, fitted wardrobes, carpeted flooring, radiator and feature ceiling spotlights.

Bedroom Three *2.57m x 2.30m (8' 5" x 7' 7")*

UPVC double-glazed window to the front aspect, carpeted flooring, radiator and feature ceiling spotlights.

Family Bathroom *2.17m x 2.01m (7' 1" x 6' 7")*

Fitted with a bath with thermostatic shower mixer and riser rail over, wash hand basin and WC. UPVC double-glazed window to the rear aspect, heated towel rail, partially tiled walls, tile-effect vinyl flooring and extractor fan.

Garden *11.40m x 10.30m max (37' 5" x 33' 10")*

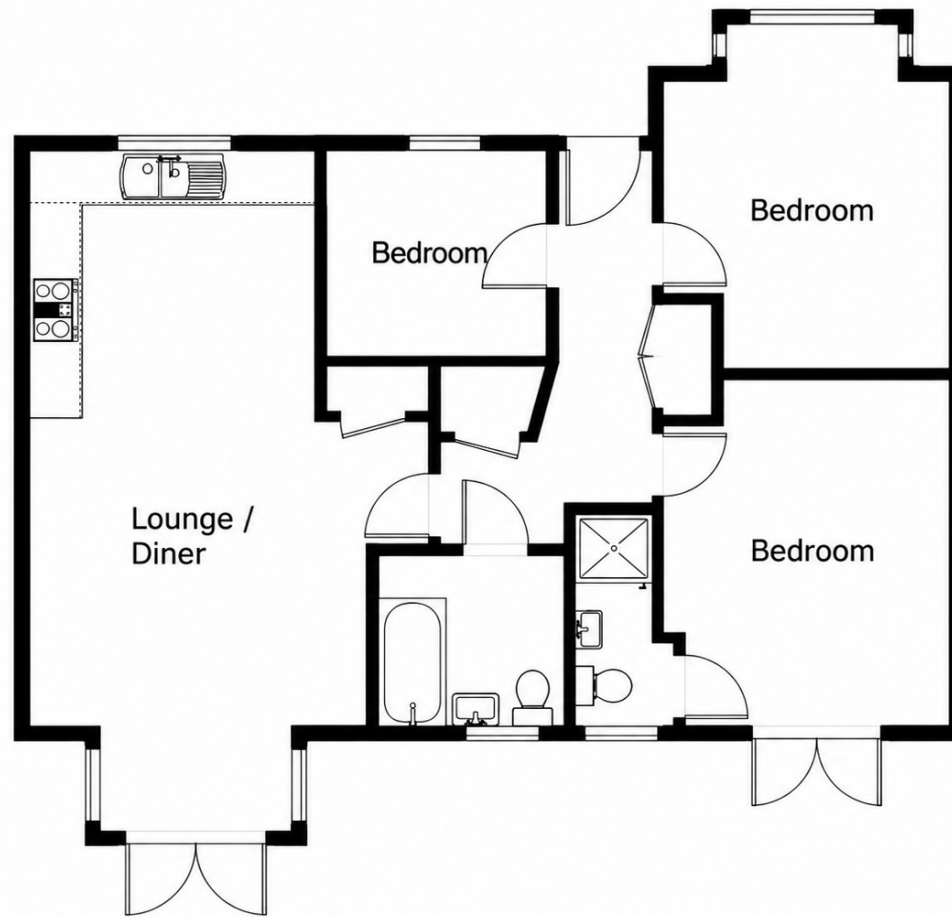
The enclosed rear garden features a large paved patio, providing space for outdoor seating and dining. A paved pathway continues around to a small vegetable-growing area, with the remainder of the garden laid to lawn. Timber fencing encloses the garden, and a side pedestrian gate provides access to the driveway and garage.

Garage and Driveway *6.25m x 3.19m (20' 6" x 10' 6")*

A block-paved driveway provides parking for at least three cars and leads to the garage. Separate from the bungalow and adjoining the neighbouring garage on one side, it features an up-and-over door, power and lighting, a concrete floor and a pitched tiled roof.

Additional Information

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	82	
(69-80) C		
(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		

Address: Stables Road, IP11

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		97
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
EU Directive 2002/91/EC		

