



£220,000

Gosford way, Old Felixstowe, IP11



1

Bedroom



1

Bathroom

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS
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Wainwrights presents this well-maintained one-bedroom semi-detached bungalow, pleasantly positioned overlooking a communal green in the sought-after area of Old Felixstowe and offered with no onward chain. Recently improved throughout, the property offers a dual-aspect sitting room, fitted kitchen, double bedroom with built-in wardrobes and a modern shower room. Outside is a small front garden and an enclosed, low-maintenance rear garden featuring a substantial workshop with power and lighting. The bungalow is within walking distance of the beach, Felixstowe town centre, local shops, countryside and Old Felixstowe Community Association's recreational grounds.

Outside Front

The small front garden is mainly laid to lawn, with decorative borders, gravelled areas and a paved pathway leading to the entrance door. The property enjoys a pleasant outlook across the neighbouring communal green.

Entrance Hall *5.70m x 1.14m widening to 1.9 (18' 8" x 3' 9")*

A half-glazed UPVC entrance door with obscured double glazing opens into the hallway. Wood laminate flooring, radiator, coving and a purpose-built sideboard incorporating a mirror and shelving. Airing cupboard housing the Viessmann gas combination boiler, installed late 2025. A further large illuminated storage cupboard provides access to the fully insulated loft. Doors lead to all rooms and a small rear lobby.

Lounge *4.10m x 3.20m (13' 5" x 10' 6")*

A bright, dual-aspect reception room with UPVC double-glazed windows to the front and side. Feature fireplace with a decorative quartz surround and flame-effect gas fire, carpet, radiator and coving.

Kitchen *3.10m x 2.40m (10' 2" x 7' 10")*

UPVC double-glazed window overlooking the rear garden, radiator, carpet and coving. The modern fitted kitchen comprises marble-effect laminate work surfaces with an inset stainless-steel sink and drainer, base-level cupboards and drawers, extractor fan, and matching eye-level units. Spaces are provided for a tall fridge/freezer and gas cooker, together with space and plumbing for a dishwasher and washing machine. Feature ceiling light.

Bedroom *3.00m x 3.00m (9' 10" x 9' 10")*

UPVC double-glazed window to the front aspect, fitted wardrobes, carpet, radiator, coving and a feature ceiling light.

Bathroom *2.10m x 1.75m (6' 11" x 5' 9")*

Opaque UPVC double-glazed window to the rear aspect. Walk-in shower enclosure with chrome-framed sliding door and a Triton electric shower. Vanity unit with inset wash basin and a modern WC with concealed cistern. Fully tiled walls, tile-effect laminate flooring, chrome heated towel rail and extractor fan.

Back garden *8.79m x 7.91m (28' 10" x 25' 11")*

The enclosed rear garden has been designed for ease of maintenance and is predominantly laid with concrete paving slabs. Planted borders sit to one side, with a central rockery and an additional area ready for further planting. A gate provides rear pedestrian access, while brick walling and timber fencing form the boundaries. A substantial timber workshop benefits from power and lighting, making it ideal for storage, hobbies or use as a practical workspace. An additional wooden storage shed is also included.

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	71	79
(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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