



32 Stables Road, Felixstowe, IP11 9FH

£285,000 FREEHOLD

Located on the popular Walton Gate site built by the Barratt Group of developers in 2019 is this modern three bedroom detached family home overlooking the green.

In addition to the three bedrooms the property benefits from off road parking, en-suite to Bedroom one and a good size rear garden.

The accommodation in brief comprises entrance hall, cloakroom, lounge, kitchen/diner with utility space and upstairs are three bedrooms with an en-suite to bedroom one and a family bathroom. Heating is supplied in the form of gas fired central heating to radiators and windows are of double glazed construction.

Walton Gate is located in the popular residential village of Waton, located a short distance away from a range of shops and amenities located on Walton High Street as well as Felixstowe High School being a short distance away.

A viewing is highly recommended to appreciate the modern accommodation on offer.

ENTRANCE DOOR

Opening into :-

ENTRANCE HALLWAY 8' 8" x 3' 6" (2.64m x 1.07m)

Vinyl flooring, radiator, stairs leading up to the first floor, meters cupboard and doors to :-

CLOAKROOM 5' 6" x 2' 10" (1.68m x 0.86m)

Suite comprising low level WC, wash hand basin with mixer tap, vinyl flooring, radiator, obscured window to side aspect.

LOUNGE 13' 4" x 11' 4" (4.06m x 3.45m)

Two radiators, window to front aspect, media plate and door to :-

KITCHEN/DINER 18' 2" x 9' 1" (5.54m x 2.77m)

Modern kitchen comprising fitted worktops with matching upstand, fitted storage units above and matching units and drawers below, stainless steel sink unit with mixer tap and single drainer, integrated appliances such as fridge/freezer, dishwasher, integrated Zanussi oven with four ring gas hob and cooker hood above, vinyl flooring, two radiators, under stairs utility cupboard with fitted worktop and space and plumbing available for both a washing machine and a tumble dryer, windows and French door to rear aspect.

FIRST FLOOR LANDING

Access to loft space, window to side aspect, two large storage cupboards.

BEDROOM ONE 10' 6" x 9' 2" (3.2m x 2.79m)

Radiator, window to front aspect and door to :-

EN-SUITE SHOWER ROOM 6' 7" x 3' 10" (2.01m x 1.17m)

Modern suite comprising low level WC, wash hand basin with mixer tap, walk in shower enclosure, shaver point, radiator, extractor.

BEDROOM TWO 10' x 9' 5" (3.05m x 2.87m)

Radiator, window to rear aspect.

BEDROOM THREE 9' 4" x 8' (2.84m x 2.44m)

Radiator, window to rear aspect.

BATHROOM 7' 5" x 6' 2" (2.26m x 1.88m)

Suite comprising low level WC, wash hand basin with mixer tap, panelled bath with mixer tap and shower over, tiled surround, radiator, extractor, obscured window to front aspect.

OUTSIDE

The property is situated down a private road set back from the road, overlooking the green and benefits from a block paved driveway enabling off road parking for at least two cars. The remainder of the garden is slate shingled with a garden path leading to the entrance door and a further path leading to the side access gate.

The rear garden is mainly laid to lawn enclosed by fencing. There is also a patio area, a large timber storage shed and a decking area, outside tap, side access gates.

MAINTENANCE FEE

We understand from the current owners that there is a maintenance fee of £220 per annum for the upkeep of the development.

COUNCIL TAX

Band 'D'

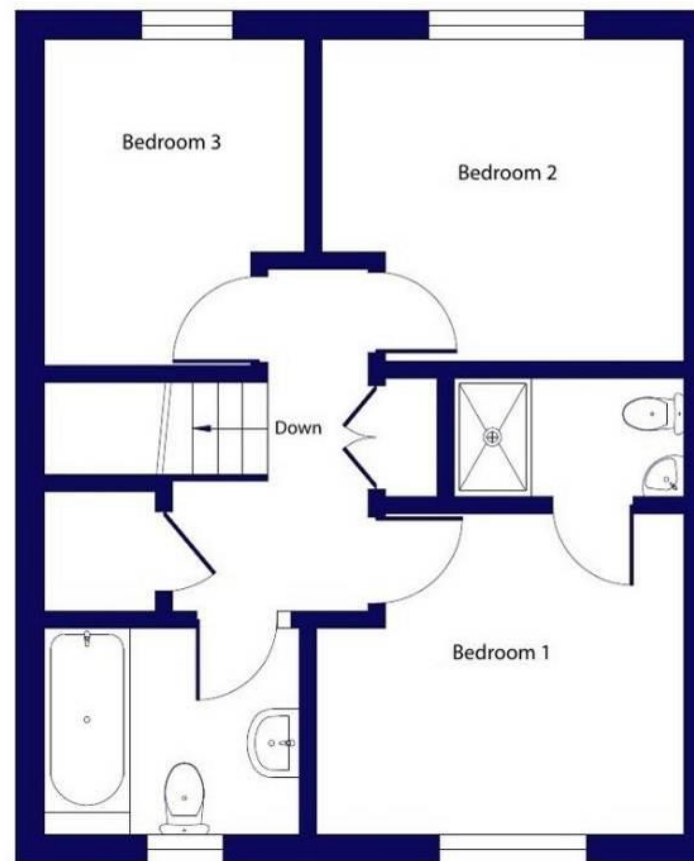








GROUND FLOOR



FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		