



£415,000

Colneis Road, Felixstowe, IP11



 2
Bedrooms

 1
Bathroom

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS |
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Wainwrights presents this spacious and well-maintained two-bedroom bungalow with a converted loft room, generous driveway parking and a private south-facing garden backing onto sports fields.

The property offers well-balanced accommodation including a modern fitted kitchen with integrated AEG appliances, a contemporary shower room, a bright and spacious lounge with feature fireplace, and a substantial conservatory overlooking the garden. Both bedrooms are double sized and benefit from fitted wardrobes.

Externally, the property boasts a large block-paved driveway providing parking for multiple vehicles, a garage with electric door, and a beautifully enclosed rear garden enjoying a high degree of privacy. The converted loft room adds valuable and versatile additional space, ideal for use as a home office, hobby room or storage area (subject to any necessary regulations).

An excellent opportunity for those seeking single-level living with added flexibility, in a highly sought after location.

Outside front 7.57m x 13.60m (24' 10" x 44' 7")

A dropped kerb leading to a large block-paved driveway providing parking for at least three vehicles and access to the garage. Lawn area with planted border containing established shrubs and flowers. Wooden fencing to both sides, side gate leading to garden. Low brick wall to the front boundary. Low-maintenance UPVC roofline.

Entrance Hallway 4.18m x 1.36m widening to 2.1m (13' 9" x 4' 6")

A wooden entrance door with glazed panelling opens from the driveway into a porch with quarry tiled flooring. An opaque UPVC double glazed door with Georgian-style inserts leads into the main hallway. The hallway features wooden flooring, coving and ceiling spotlights, along with an overhead cupboard housing the electric meter and consumer unit. There is a loft hatch with professionally installed loft ladder. Doors lead to the following rooms:

Kitchen 3.33m x 3.18m (10' 11" x 10' 5")

Laminate flooring, radiator, UPVC double glazed window overlooking the conservatory and a partially glazed UPVC door, with Georgian inserts, to the side aspect. The modern fitted kitchen comprises shaker-style eye and base level units with engineered stone/Corian worktops and an inset sink with drainer. Integrated appliances include an AEG four-burner gas hob with extractor over, AEG integrated double oven/grill, integrated fridge freezer and integrated dishwasher. There is a water softener and waste disposer unit and space for a washing machine. A cupboard houses the Viesmann gas combi boiler. Ceiling spotlights complete the room.

Bathroom 2.26m x 2.08m (7' 5" x 6' 10")

UPVC opaque double glazed window with Georgian inserts to the side aspect. Tile-effect vinyl flooring and fully tiled walls. Suite comprising a walk-in shower with glass sliding door and chrome fittings, thermostatically controlled shower mixer with riser, wash hand basin set within a vanity unit and WC.

Bedroom One 3.30m x 3.26m (10' 10" x 10' 8")

UPVC double glazed window to the front aspect with Georgian inserts. Coving to ceiling, radiator and carpeted flooring. Full-height, full-width sliding-door wardrobes to one wall.

Bedroom Two 3.74m x 2.80m (12' 3" x 9' 2") to front of wardrobes

UPVC double glazed window to the front aspect with Georgian inserts, plus an additional UPVC double glazed window to the side aspect. Full-width sliding-door wardrobes to one wall, radiator and carpeted flooring.

Loft Room / Attic Space 4.43m x 3.20m (14' 6" x 10' 6")

The loft has been converted into a useful additional room with vaulted ceiling and Velux-style double glazed roof window. Fully plastered and decorated with carpeted flooring, power sockets and lighting, plus additional eaves storage cupboard. Accessed via a professionally installed folding loft ladder.

Lounge Room 5.80m x 3.81m (19' x 12' 6")

Spacious reception room with UPVC double glazed window to the rear and UPVC double glazed French doors opening into the conservatory. Wooden flooring matching the hallway, coving to ceiling and radiator. Chimney breast with inset feature gas fireplace, granite hearth and surround, and decorative wooden mantle. French doors opening to conservatory:

Conservatory 3.84m x 2.50m widening to 3.2 (12' 7" x 8' 2")

Brick-built base with UPVC double glazed windows to three sides and UPVC double glazed French doors opening onto the garden. Ceramic tiled flooring, radiator, power points. Cathedral-style roof with polycarbonate glazing.

Back Garden 22.00m x 13.60m (72' 2" x 44' 7")

A good-sized south-facing garden which is not overlooked and backs onto the large green of the sports ground. The garden features a paved patio area, a 10' x 8' Garden Shed with a power point, established planted borders with shrubs and hedging, and a small selection of trees to the boundaries. The remainder is mainly laid to

lawn with an ornamental hedge towards the rear. Fully enclosed by a combination of timber fencing and concrete posts. Courtesy pedestrian door to the garage and side access gate leading to the front of the property.

Garage 4.56m x 2.62m (15' x 8' 7")

Remote-controlled electric up-and-over door to the front. Courtesy UPVC double glazed door and window to the rear. Equipped with power, lighting and concrete flooring.

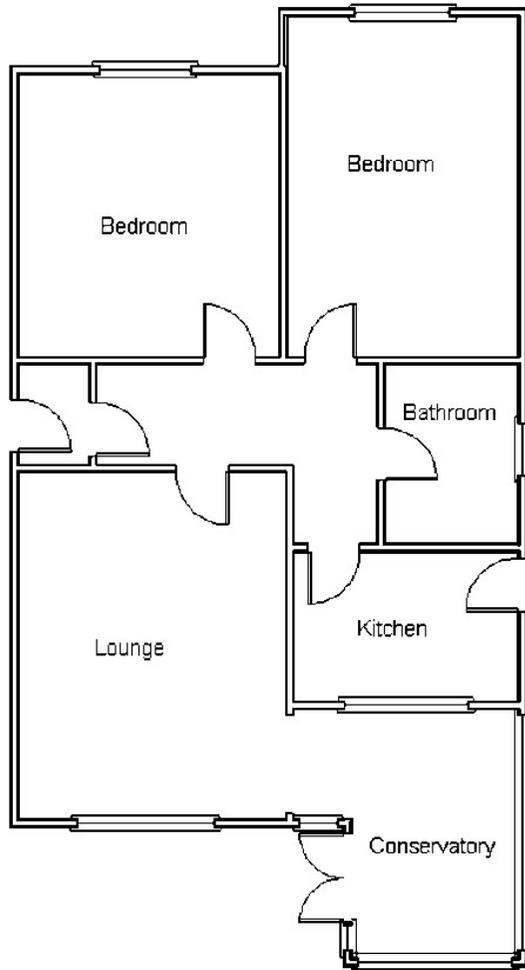
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC

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