



£270,000

The Downs, Felixstowe, IP11



3

Bedrooms



1

Bathroom

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Wainwrights presents this three-bedroom end-terraced house, pleasantly positioned within a small close. The property offers a lounge, modern open-plan kitchen and dining area, conservatory, contemporary bathroom, garage and driveway. Outside is a low-maintenance westerly-facing rear garden with a resin-bound finish and side access.

Outside Front

A dropped kerb leads onto the block-paved driveway, positioned directly in front of the garage at the side of the house. A concrete pathway leads from the pavement to the front entrance, bordered by slate-chipping planting areas, while the remainder of the front garden is laid to lawn.

Entrance Hallway *1.18m at widest x 2.34m (3' 10" x 7' 8")*

A partially glazed composite front door opens into the hallway, featuring grey wood-effect laminate flooring, a radiator, wall-mounted central heating thermostat and an opaque UPVC double-glazed window to the side aspect. Stairs rise to the first floor, with a door leading into the lounge.

Lounge *4.65m x 3.72m at widest (15' 3" x 12' 2")*

UPVC double-glazed window to the front aspect, radiator and carpeted flooring. An understairs cupboard houses the electrical consumer unit, while a walk-through leads into the dining area.

Dining Area *2.74m x 2.45m (9' x 8')*

Grey wood-effect laminate flooring, modern tall wall-mounted radiator and a UPVC fully glazed door opening into the conservatory. A large opening leads through to the kitchen.

Kitchen *2.81m x 2.14m (9' 3" x 7')*

UPVC double-glazed window overlooking the conservatory, grey wood-effect laminate flooring, coving and a feature ceiling light. The modern fitted kitchen comprises quartz work surfaces, gloss-finished base cupboards and drawers with matching eye-level units, an inset one-and-a-half-bowl composite sink, integrated microwave, stainless steel cooker hood, space for a cooker and space and plumbing for a dishwasher. The walls are partially tiled.

Conservatory *4.11m x 2.70m (13' 6" x 8' 10")*

A spacious conservatory featuring a warm roof, grey wood-effect laminate flooring and a radiator. Low-level brick walls support UPVC double-glazed windows to three sides, while fully glazed UPVC French doors open into the rear garden.

First-Floor Landing *3.12m x 1.78m (10' 3" x 5' 10")*

UPVC double-glazed window to the side aspect and coving to the ceiling. There is a cupboard over the stairs with a hanging rail, along with an airing cupboard containing a radiator and shelving. A hatch provides access to the insulated and partially boarded loft, which benefits from an integrated easy-access ladder. Doors lead to all first-floor rooms.

Principal Bedroom *3.24m x 2.84m (10' 8" x 9' 4")*

UPVC double-glazed window to the rear aspect, radiator, carpeted flooring, coving to the ceiling and a built-in double wardrobe.

Bedroom Two *3.80m x 2.54m (12' 6" x 8' 4")*

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

Bedroom Three *2.66m x 2.10m (8' 9" x 6' 11")*

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

Bathroom

UPVC opaque double-glazed window to the rear aspect and mosaic-tile-effect vinyl flooring. The suite comprises a bath with a glass and chrome shower screen, thermostatically controlled shower with rainfall head and separate handheld attachment, vanity unit with inset wash basin and a WC. Further features include a wall-mounted chrome heated towel rail, partially tiled walls, aqua-board panelling above the bath and ceiling spotlights.

Rear Garden *6.07m x 7.97m (19' 11" x 26' 2")*

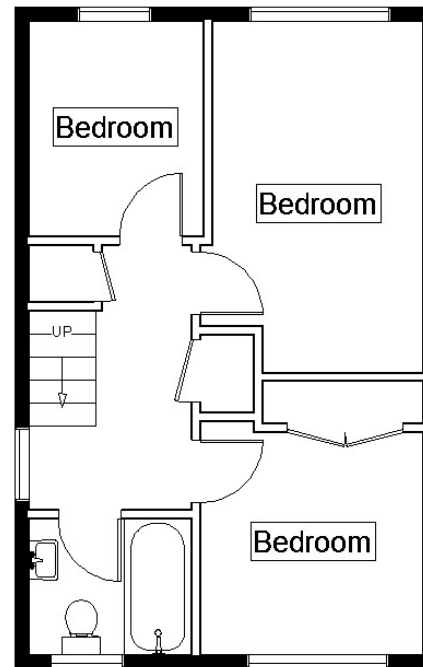
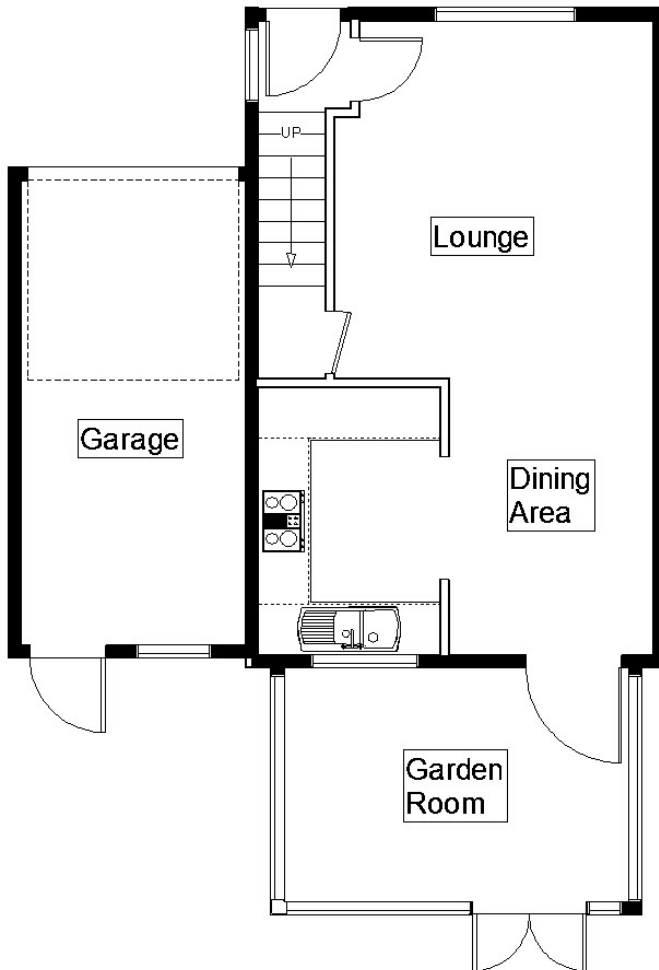
The low-maintenance rear garden enjoys a westerly aspect, with mature trees providing an attractive backdrop. The garden has a modern resin-bound finish throughout and is enclosed by concrete fence posts, concrete gravel boards and feather-edge fencing. A wooden side gate provides pedestrian access.

Garage *5.91m x 2.60m (19' 5" x 8' 6")*

Electric motorised roller-shutter-style garage door to the front, UPVC half-glazed rear access door and a UPVC double-glazed window to the rear aspect. The garage provides space and plumbing for a washing machine and tumble dryer and houses a wall-mounted Worcester gas combination boiler. Full power and lighting are installed, with a block-paved floor.

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	72	78
(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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