



Guide price £285,000  
Herman De Stern Walk, Felixstowe IP11



 4  
Bedrooms

 2  
Bathrooms

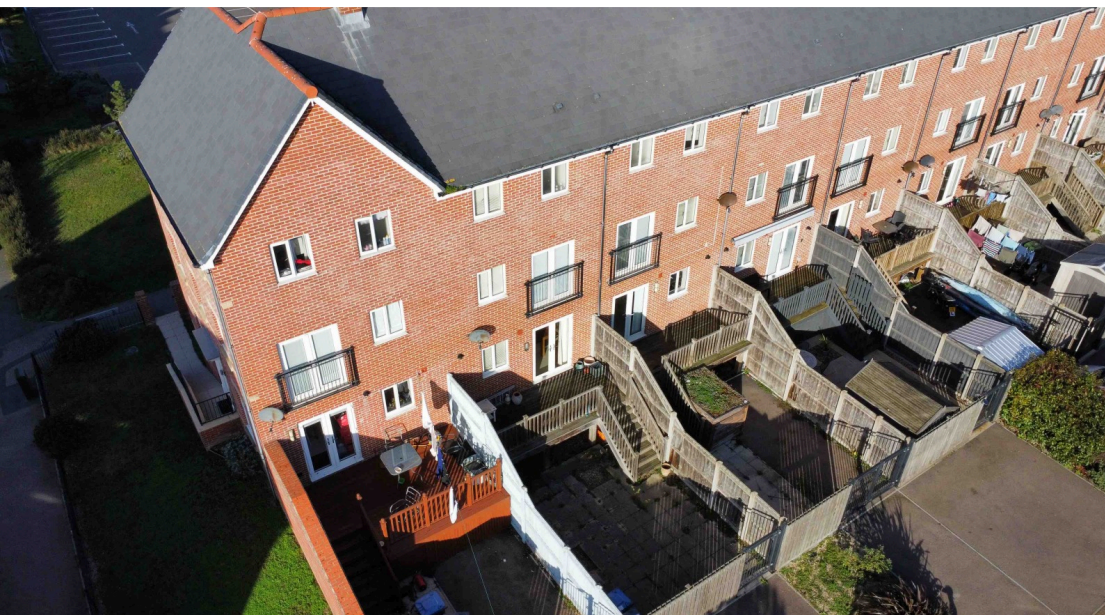
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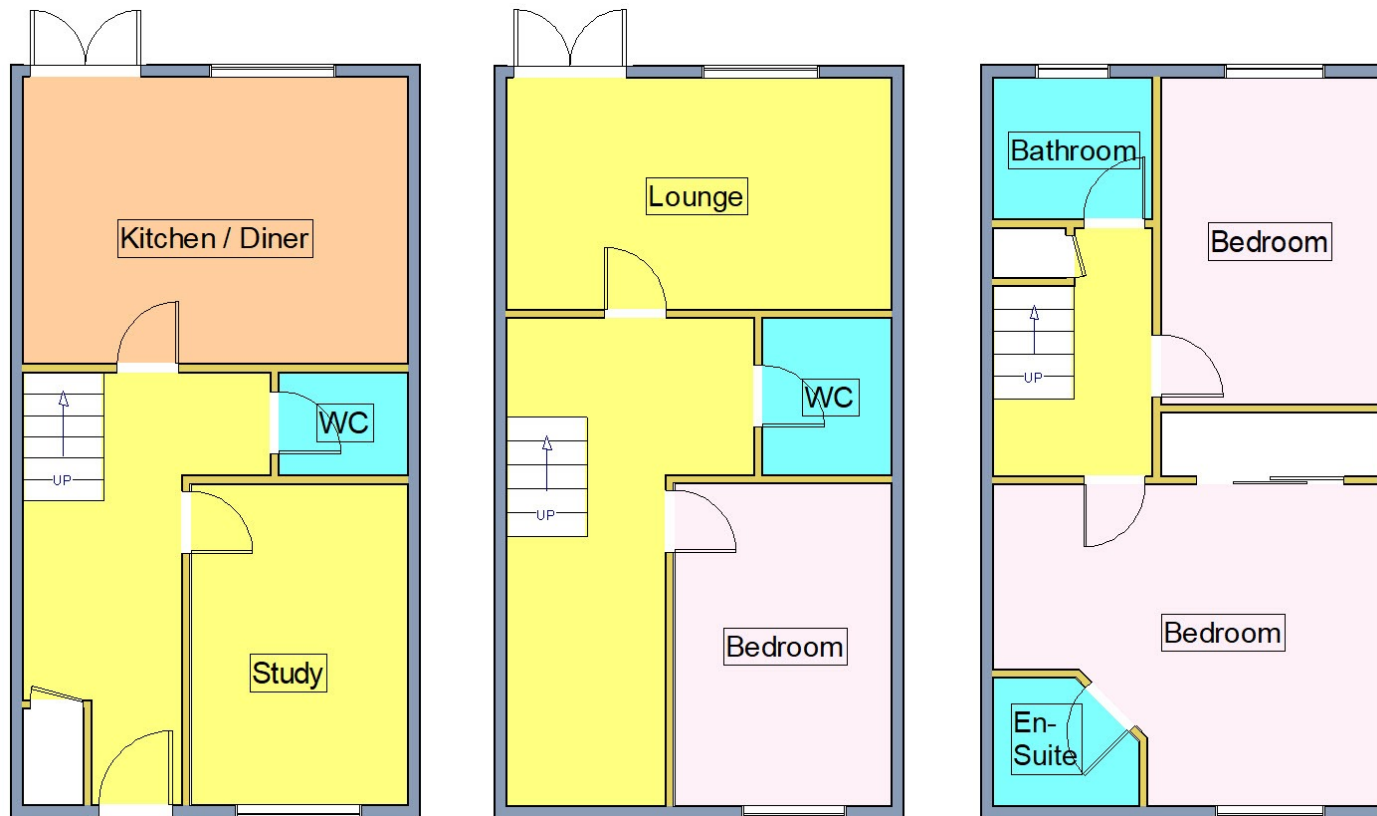
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Wainwrights are pleased to offer for sale this modern and spacious three/four bedroom house, within the pleasant Martello development, on Felixstowe's popular and upcoming seafront. With no onward chain involved this house is modern, stylish and practical, boasting two off road parking spaces, modern kitchen, sea views from the rear terrace, the lounge and one of the double bedrooms. Best of all, it's a stone's throw from the beach. Get in touch with Wainwrights to arrange a viewing.

<b>Entrance hall</b>	
	Part double glazed composite front door, meter cupboard, understair cupboard, doors to cloakroom, study and kitchen
<b>Cloakroom</b>	1.69m x 1.00m (5' 7" x 3' 3")
	WC, basin
<b>Study</b>	2.64m x 2.57m (8' 8" x 8' 5")
	Window to front aspect, radiator
<b>Kitchen/diner</b>	4.65m x 3.45m (15' 3" x 11' 4")
	Window to rear with SEA VIEW, French doors to rear, fully fitted kitchen with a range of wall and floor level cupboards, work surface over, one and half bowl stainless steel sink unit, built in hob, oven, fridge freezer, dishwasher and washing machine, extractor hood, boiler, tiled flooring, radiator
<b>First floor landing</b>	
	Window to front aspect, door to bedroom, lounge and cloakroom, stairs to second floor
<b>Lounge</b>	4.66m x 2.86m (15' 3" x 9' 5")
	Window to rear aspect with a SEA VIEW, French doors to Juliet balcony, radiator
<b>Bedroom three</b>	3.29m x 2.60m (10' 10" x 8' 6")
	Window to front aspect, radiator
<b>First floor cloakroom</b>	1.99m x 0.95m (6' 6" x 3' 1")
	WC, basin and radiator
<b>Second floor landing</b>	
	Fitted cupboard, doors to bathroom, bedroom two and master bedroom
<b>Master bedroom</b>	3.60m x 3.16m (11' 10" x 10' 4")
	Window to front aspect, built in wardrobes, radiator
<b>En suite</b>	1.98m x 1.46m (6' 6" x 4' 9")
	Window to front aspect, w/c, basin, walk in shower enclosure and it is fully tiled, towel radiator, fan, tiled flooring
<b>Bedroom two</b>	3.45m x 2.59m (11' 4" x 8' 6")
	Window to rear aspect with a SEA VIEW, radiator, hatch to loft
<b>Family bathroom</b>	1.97m x 1.89m (6' 6" x 6' 2")
	Bath with shower over, glass panel, fully tiled walls around bath, w/c, basin, chrome towel radiator, spotlights, fan
<b>Outside</b>	
	balcony with wooden raised decking, rear yard fully paved and TWO car parking spaces to rear, metal gate
<b>Additional information</b>	

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		92
(81-91) <b>B</b>	82	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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