£352,000

Rendlesham Road, Felixstowe, IP11

**4**
Bedrooms

**1**
Bathroom

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS
enquiries@wainwrights.co.uk

01394 275276

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## Rendlesham Road, Felixstowe, IP11

Wainwrights presents this spacious four-bedroom detached family home, positioned on Rendlesham Road and offering well-proportioned accommodation, attractive gardens, off-road parking and a detached garage.

The property includes an entrance hallway, lounge, ground floor cloakroom, modern kitchen/diner with utility area, conservatory, four bedrooms and first floor family accommodation. Externally, the home benefits from gardens to the front, side and rear, a southerly-facing rear garden, driveway parking for two vehicles and a detached garage with power, lighting and loft storage.

A fantastic opportunity to acquire a well-presented family home with generous living space and excellent outside areas.

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**Outside Front**

A pathway leads from the pavement directly to the front door, with lawned areas to either side, two established trees, and planted borders with a variety of decorative shrubs. There is a further lawned area to the side of the property.

**Entrance Hallway**

Entered via a partially glazed UPVC front door with leaded glass, the hallway features a decorative leaded UPVC double glazed window to the front aspect, radiator, carpeted flooring, understairs storage area, and stairs rising to the first floor. Doors lead to the lounge, kitchen/diner and ground floor cloakroom.

**Lounge** *4.67m x 4.80m at widest point (15' 4" x 15' 9")*

A spacious lounge with UPVC leaded double glazed windows to the front and side aspects, radiator, carpeted flooring, coving to the ceiling, and feature gas fire.

**Ground Floor Cloakroom**

Fitted with a WC and hand wash basin, with leaded obscure UPVC double glazed window to the front aspect, radiator, tiled flooring, coving to the ceiling and partially tiled walls.

**Kitchen** / **Diner** *4.73m x 3.47m widening to 5.06m (15' 6" x 11' 5")*

A modern fitted kitchen/diner with UPVC leaded double glazed windows to the front and side aspects, a partially glazed UPVC leaded door to the rear aspect, and UPVC leaded double glazed sliding patio doors opening to the conservatory. The kitchen is fitted with modern grey shaker-style wall and base units, wood-effect laminate worktops, inset single drainer stainless steel sink, inset four-ring electric hob, integrated double oven, integrated dishwasher, integrated fridge, integrated freezer and integrated wall-mounted boiler. Further features include grey wood-effect laminate flooring, radiator, modern upright radiator, partially tiled walls, and a separate utility area with worktops, cupboards, and space and plumbing for a washing machine.

**Conservatory** *4.00m x 2.50m (13' 1" x 8' 2")*

A bright conservatory with tiled flooring, wall-mounted electric heater, elevated roof, several high-level opening windows, and French doors opening onto the rear patio.

**First Floor Landing**

With UPVC leaded double glazed window to the rear aspect, coving to the ceiling, carpeted flooring, loft hatch access, and airing cupboard housing the hot water cylinder and water pump. Doors lead to all first floor rooms.

**Master Bedroom** *4.36m x 2.64m (14' 4" x 8' 8")*

A bedroom with UPVC leaded double glazed window, radiator, carpeted flooring and coving to the ceiling.

**Bedroom Two** *3.47m x 2.66m (11' 5" x 8' 9")*
A bedroom with UPVC leaded double glazed window to the front aspect, radiator, carpeted flooring and coving to the ceiling.

**Bedroom Three** *3.85m x 2.02m (12' 8" x 6' 8")*
A bedroom with UPVC leaded double glazed window to the front aspect, radiator, carpeted flooring and coving to the ceiling.

**Family Bathroom** *2.00m x 2.43m (6' 7" x 8' )*
A bathroom fitted with a bath with shower over, WC and hand wash basin. Further features include a UPVC leaded obscure double glazed window to the side aspect, towel radiator, partially tiled walls, coving to the ceiling and vinyl-effect flooring.

**Bedroom Four** *2.75m at widest point x 2.81m into alcove (9' x 9' 3")*
A bedroom with UPVC leaded double glazed window to the front aspect, radiator, carpeted flooring and coving to the ceiling.

**Garage & Parking** *5.24m x 2.51m (17' 2" x 8' 3")*
A detached garage with up and over door, concrete floor, pitched tiled roof providing loft storage, power and lighting. The garage is separated from the house by a pathway. The driveway is located to the rear of the property and provides parking for two vehicles in front of the garage. A paved pathway leads to the rear door and pedestrian access gate into the garden.

**Rear Garden**
The southerly-facing rear garden features a patio area adjacent to the house and garage, with the majority of the garden laid to lawn. Established planted borders run along one side and include a variety of flowering and decorative shrubs. The garden is fully enclosed by wooden panel fencing to one side and brick walling to the other, and also extends around to the side of the house with an additional lawned area and planting area with decorative shrubs.

**Additional Information**
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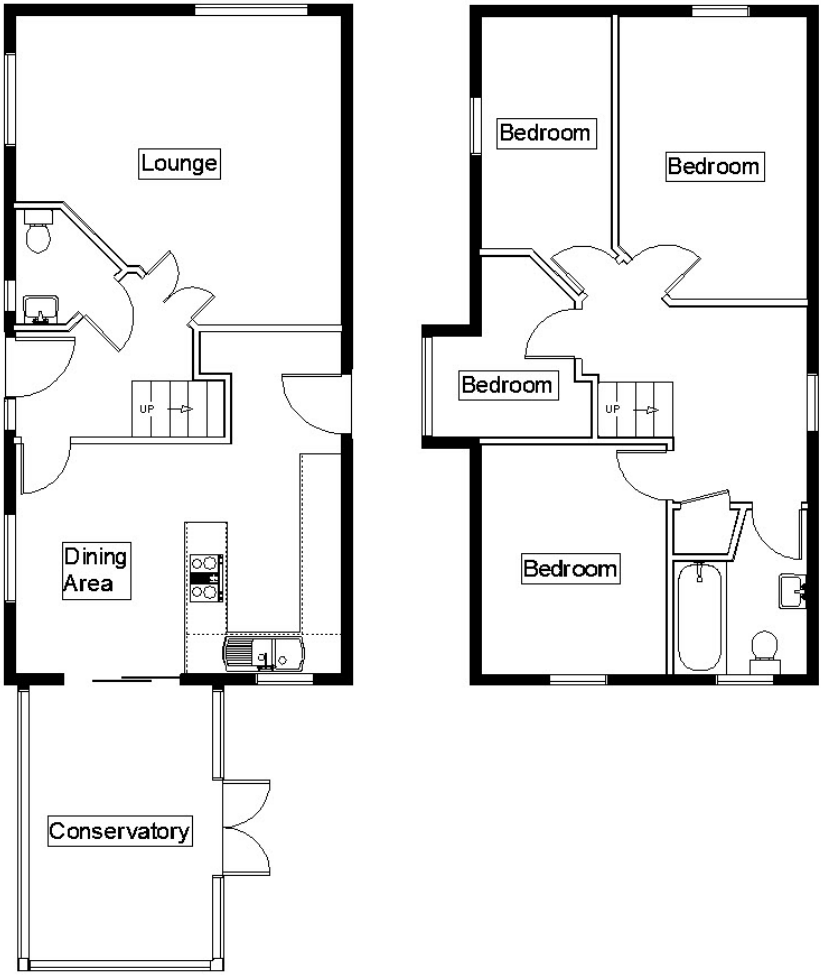


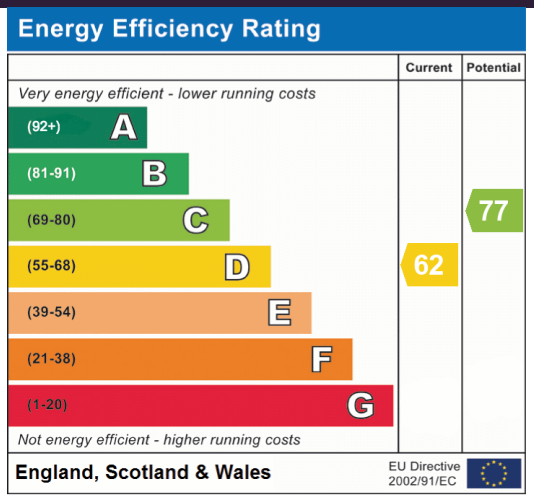


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