



£317,500

Roman Way, Old Felixstowe, IP11



3

Bedrooms

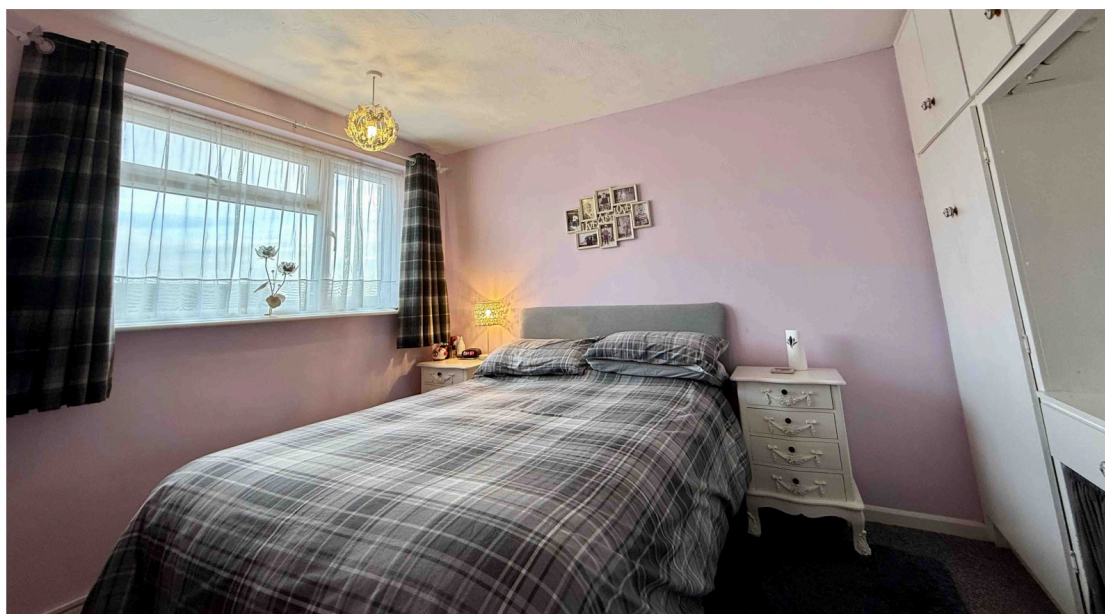


1

Bathroom

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS |
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Wainwrights presents this three-bedroom semi-detached home, ideally positioned within Roman Way and offering well-presented accommodation throughout. The property features an entrance porch, a spacious lounge, separate dining room with patio doors to the rear garden, and a modern fitted kitchen installed in 2024.

To the first floor are three bedrooms and a contemporary shower room. Externally, the home benefits from a landscaped and fully enclosed rear garden with patio seating areas, side access, and a detached garage with additional rear parking for multiple vehicles.

This property would make an ideal family home, conveniently located for local amenities, transport links, and schools.

Entrance porch 2.15m x 1.06m (7' 1" x 3' 6") at widest

Entered via a UPVC partially glazed front door with decorative leaded glass. The porch benefits from an opaque UPVC double-glazed window to the front aspect, carpeted flooring, and an internal door leading through to the lounge.

Lounge 4.85m x 3.62m (15' 11" x 11' 11")

A spacious main reception room with a UPVC double-glazed window to the front aspect. Stairs rise to the first floor with a useful under-stairs storage area. Additional features include a radiator, carpeted flooring, coving to the ceiling, matching feature ceiling lights, and double doors opening through to the dining room.

Dining room 3.63m x 2.42m (11' 11" x 7' 11")

Accessed via double doors from the lounge, this well-proportioned dining space features double-glazed sliding patio doors opening onto the rear garden. Finished with carpeted flooring, radiator, and a feature ceiling light. An arched open doorway leads through to the kitchen.

Kitchen 3.80m x 2.33m (12' 6" x 7' 8") at widest

A modern fitted kitchen featuring a range of shaker-style base and eye-level units with wood-effect laminate worktops. Integrated appliances include an electric hob, electric oven, and stainless-steel cooker hood. There is a composite single drainer sink with mixer tap, space for an upright fridge/freezer, and shelving to one side matching the worktops. Further benefits include herringbone-style vinyl flooring, partially tiled walls, spotlight ceiling lighting, a UPVC double-glazed window to the side aspect, and an opaque fully double-glazed UPVC door providing access to the rear garden. A built-in under-stairs cupboard houses the electric meter and consumer unit.

First Floor Landing 3.51m x 1.80m (11' 6" x 5' 11")

With a UPVC double-glazed window to the side aspect, carpeted flooring, and a built-in airing cupboard housing the gas combination boiler. Doors lead to all first-floor rooms.

Master Bedroom 3.60m x 2.78m (11' 10" x 9' 1") at widest

A double bedroom with a UPVC double-glazed window to the rear aspect, radiator, and carpeted flooring.

Bedroom Two 3.63m x 3.00m (11' 11" x 9' 10") at widest

A further double bedroom featuring a UPVC double-glazed window to the front aspect, radiator, and carpeted flooring.

Bedroom Three 2.10m x 1.93m (6' 11" x 6' 4") at widest

A single bedroom with a UPVC double-glazed window to the front aspect, carpeted flooring, and a wall-mounted electric heater.

Bathroom 1.98m x 1.75m (6' 6" x 5' 9") at widest

A modern bathroom fitted with a walk-in quadrant shower enclosure with sliding glass doors and Mira Sprint electric power shower, aqua boarding to the shower area, concealed-cistern WC, and a vanity unit with wash hand basin and storage beneath. Additional features include a wall-mounted cupboard, radiator, herringbone-style vinyl flooring, feature lighting, and a UPVC double-glazed window to the rear aspect.

Outside – Front

The property is approached via a pedestrian footpath from Roman Way, with a concrete pathway leading to the front door and continuing along the side of the house to a side gate providing access to the rear garden. Decorative slate borders and planted sections flank the pathway, with the remainder of the front garden laid to lawn. The porch is brick-built with a flat roof.

Outside – Rear 11.90m x 6.20m (39' x 20' 4")

The rear garden has been professionally landscaped and features a paved patio area directly outside the kitchen, providing ample space for outdoor dining and seating.

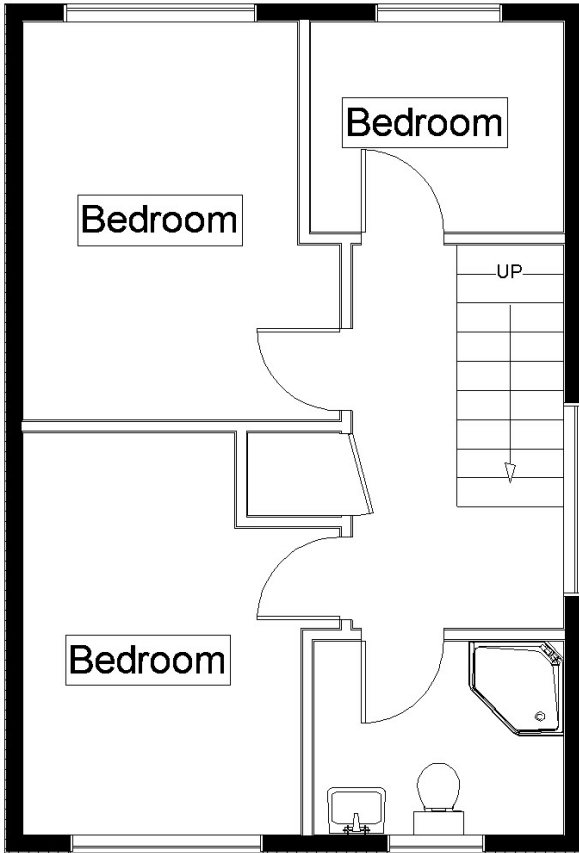
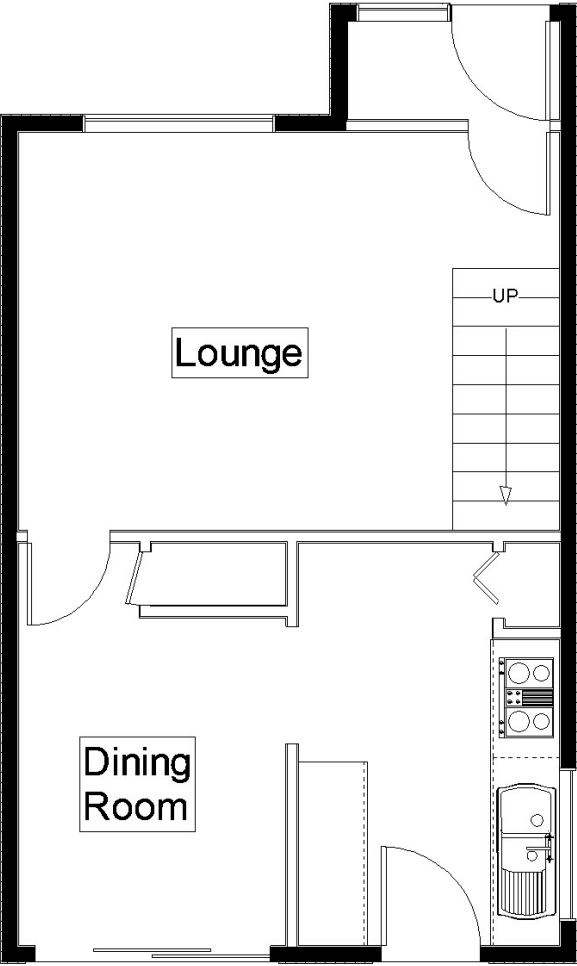
A concrete pathway leads to the side access gate, while central steps descend to a lawned area bordered by planting beds. To one side is a decorative gravel section with railway sleeper edging. The brick-built garage sits at the rear corner of the garden and benefits from pedestrian access from the garden and vehicular access via an up-and-over door from the rear parking area. The garden is fully enclosed with wooden fencing and the property benefits from UPVC fascias and modern white guttering throughout.

Garage

Brick-built garage with up-and-over door, additional pedestrian door providing access to the garden, and mains electric supply with lighting and power sockets.

Additional Information

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Address: 78 Roman Way, FELIXSTOWE, IP11 9NR
 RRN: 5436-1026-5600-0332-3202

Energy Rating



England & Wales

EU Directive 2002/91/EC

