



Westleton Way | | Felixstowe | IP11 2YG

Offers In Excess Of £330,000

NICHOLAS
— ESTATES —

Westleton Way |
Felixstowe | IP11 2YG
Offers In Excess Of £330,000

A very well presented, substantial four bedroom detached family house, which has been modernised and updated throughout within recent years set in a small cul-de-sac location. The accommodation comprises, entrance hall, cloakroom, generous kitchen/breakfast room, lounge/dining room, the first floor offers master bedroom, three further bedrooms and family bathroom. Outside the property benefits off road parking for several vehicles and a single garage, to the rear the garden is fully enclosed, with an expansive split level decking across the garden and artificial grass.

- Four Bedrooms
- Immaculately Presented Throughout
- Modernised & Updated Throughout
- Kitchen/Breakfast Room
- Fully Enclosed Landscaped Garden
- Driveway & Single Garage

Entrance Hall

Front aspect double glazed door, radiator, tiled floor, stairs to first floor and doors to:

Cloakroom

Front aspect double glazed window, tiled floor and walls, low level flush WC and hand wash basin.

Lounge/ Dining Room

17'1" x 15'3" (5.21m x 4.65m)

Front and rear aspect double glazed window, radiator, recessed spot lights, radiator, wood laminate floor and media wall.



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Kitchen/ Breakfast Room

15'5 x 11'4 (4.7m x 3.45m)

Front aspect double glazed window, rear aspect double glazed Bi-fold doors, work surface, tiled floor, recessed spot lights, center island with breakfast bar and units under, one and a half bowl sink and drainer, integrated fridge/ freezer, electric double oven, microwave, integrated dishwasher and washing, under stairs cupboard, radiator and doors to:

Landing

Rear aspect double glazed window, carpet, airing cupboard and doors to:

Bedroom

14'4 x 8'7 (4.37m x 2.62m)

Rear aspect double glazed window, radiator, carpet and two built-in sliding wardrobes.

Bedroom

10'2 x 6'4 excl door recess (3.1m x 1.93m excl door recess)

Front aspect double glazed window, radiator, carpet and fitted sliding wardrobe.

Bedroom

9'4 x 8'8 up to wardrobe (2.84m x 2.64m up to wardrobe)

Rear aspect double glazed window, radiator, carpet and built in sliding wardrobe.

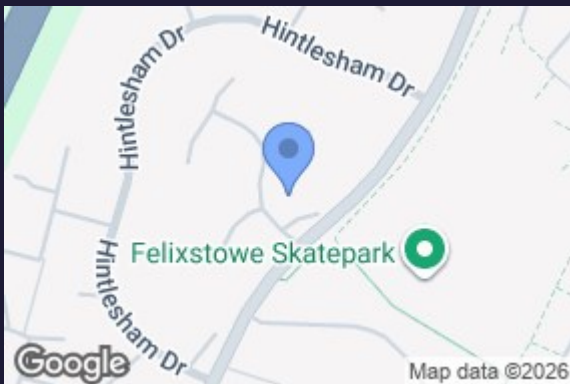
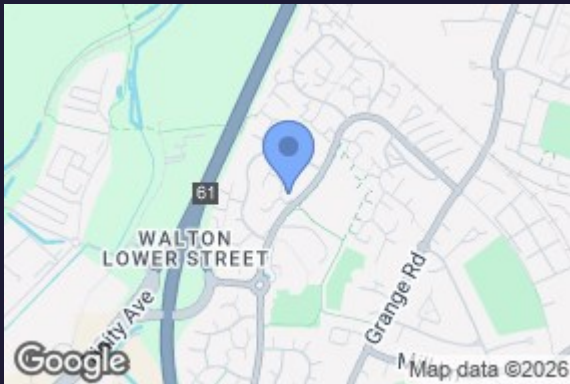
Shower Room

Front aspect double glazed window, tiled walls and floor, low level flush WC, floating vanity unit with ceramic sink, Mira controls, vertical radiator, recessed spot lights, extractor fan and walk in shower.

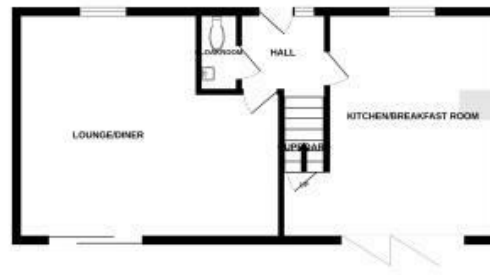
Bedroom

8'5 x 6'3 (2.57m x 1.91m)

Rear aspect double glazed window, radiator, carpet and loft access.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band D EPC Rating

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(12 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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