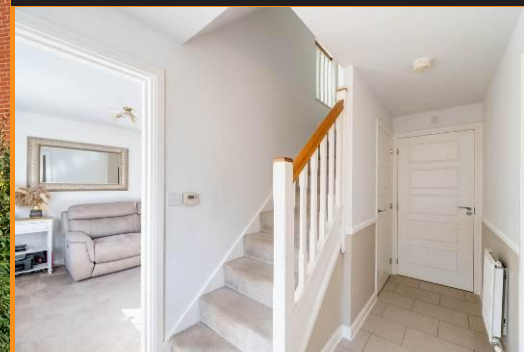




34 Walton Hall Drive, Felixstowe, IP11 9FA

£315,000 FREEHOLD

Offered for sale with no onward chain and located on the popular Walton Gate development built by the Barratt Group of developers in 2018 is this extended semi-detached three-bedroom family home set on a corner plot.

In addition to the three bedrooms the property benefits from off road parking, a landscaped rear garden and an en-suite to bedroom one.

The extension has provided a lovely family room located off the kitchen/diner and the rest of the accommodation in brief comprises entrance hallway, cloakroom, lounge, kitchen/diner opening into family room, upstairs are three bedrooms with an en-suite to bedroom one and a family bathroom.

Heating is supplied in the form of gas fired central heating to radiators and windows are of double glazed construction.

Located on Walton Gate the property is within close proximity to a host of shops and amenities located on Walton High Street as well as Felixstowe High School.

A viewing is highly recommended to appreciate the modern accommodation on offer.

ENTRANCE DOOR

Opening into :-

ENTRANCE HALLWAY 12' 11" x 6' 2" (3.94m x 1.88m)

Karndean flooring, radiator, stairs leading up to the first floor with an under stairs storage, further storage cupboard and doors to :-

CLOAKROOM 6' 3" x 2' 11" (1.91m x 0.89m)

Suite comprising low level WC, corner wash hand basin with mixer tap, Karndean flooring, radiator, extractor.

LOUNGE 16' 2" x 10' 1" (4.93m x 3.07m)

Two radiators, windows to front and side aspect, media wall, TV point.

KITCHEN/DINER 16' 2" x 10' 5" (4.93m x 3.18m)

Modern kitchen comprising fitted worktops with a matching upstand and a tiled splashback, high gloss storage units above, matching storage units and drawers below, stainless steel sink unit with mixer tap and single drainer, integrated appliances such as dishwasher, washer/dryer and fridge/freezer, integrated Zanussi eye level oven with a four ring gas hob and cooker hood above, Karndean flooring, under counter lights, radiator, window to front aspect, large opening into :-

FAMILY ROOM 13' 9" x 8' 10" (4.19m x 2.69m)

Forming part of the extension, Karndean flooring, Anthracite vertical radiator, spotlights, sky lights, windows and doors into rear garden, further window to front aspect.

FIRST FLOOR LANDING

Radiator, access to the loft space and doors to :-

BEDROOM ONE 12' 9" max x 11' 8" max (3.89m x 3.56m)

Radiator, windows to front and side aspect, fitted wardrobes with mirror fronted sliding doors and a door to :-

EN-SUITE SHOWER ROOM 6' 4" x 4' 9" (1.93m x 1.45m)

Modern suite comprising low level WC, wash hand basin with mixer tap, shower enclosure with electric shower over, shaver point, radiator, extractor, obscured window to the front aspect.

BEDROOM TWO 12' 4" x 10' 4" (3.76m x 3.15m)

Radiator, window to front and side aspect, above stairs fitted storage cupboard.

BEDROOM THREE 7' 3" x 6' 10" (2.21m x 2.08m)

Radiator, window to side aspect.

BATHROOM 7' 7" x 6' 2" (2.31m x 1.88m)

Modern suite comprising low level WC, wash hand basin with mixer tap, panelled bath with mixer tap and shower head attachment, tiled surround, radiator, extractor, obscured window to side aspect.

OUTSIDE

To the front of the property is a low maintenance front garden, slate shingled with an established shrub border, pathway leading to the entrance door and side access gate, block paved driveway enabling ample off-road parking.

The landscaped rear garden comprises a porcelain tiled area, the remainder of the garden is laid to artificial lawn with a further raised decking, the garden is enclosed by fencing, outside tap, outside socket.

COUNCIL TAX

Band 'C'

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



