



£400,000

Poppy Lane, Felixstowe, IP11



4

Bedrooms



2

Bathrooms

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS
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Wainwrights presents this modern four-bedroom detached family home, built by Persimmon Homes in 2022 and situated on Poppy Lane.

The property offers well-presented accommodation including an entrance hallway, living room, spacious kitchen/diner, downstairs WC, four bedrooms, en-suite shower room to the master bedroom and family bathroom. Further benefits include an integral garage, driveway parking for two vehicles, EV car charger and a rear garden.

A great opportunity to acquire a modern family home with well-planned accommodation, integrated appliances and practical parking.

Outside Front

To the front of the property there is an integral garage, driveway parking for two vehicles, a partially lawned garden area, and gated access leading to the rear garden.

Entrance Hallway

Entered via the UPVC front door, the entrance hallway features wood-effect LVT flooring, stairs rising to the first floor, and doors leading to the living room, kitchen/diner, downstairs WC and garage.

Living Room *4.07m x 3.11m (13' 4" x 10' 2")*

A front aspect living room with UPVC double glazed window, radiator beneath, carpeted flooring, and a media wall with storage.

Kitchen / Diner *7.42m x 2.53m (24' 4" x 8' 4")*

A spacious kitchen/diner with wood-effect LVT flooring, UPVC double glazed window to the rear aspect and patio doors opening onto the garden. The kitchen is fitted with wood-effect worktops, matching wall and base units, integrated fridge freezer, dishwasher, oven and washing machine, gas hob with extractor hood over, and space for dining.

Downstairs WC

A useful downstairs WC fitted with a WC and pedestal hand wash basin, with wood-effect LVT flooring, radiator, extractor fan.

First Floor Landing

With carpeted flooring, stairs rising from the ground floor, UPVC double glazed window to the side aspect, storage cupboard, loft hatch with ladder, and doors leading to all first floor rooms.

Master Bedroom *5.08m x 3.33m (16' 8" x 10' 11")*

A spacious front aspect bedroom with UPVC double glazed window, radiator beneath, carpeted flooring and door leading to the en-suite shower room.

En-Suite Shower Room

Fitted with a shower cubicle, WC and a pedestal hand wash basin. Further features include wood-effect laminate flooring, obscure window to the front aspect, heated towel rail, extractor fan and partial half-height wall tiling.

Bedroom Two *3.62m x 2.75m (11' 11" x 9')*

A rear aspect bedroom with UPVC double glazed window, radiator beneath and carpeted flooring.

Bedroom Three *2.99m x 2.71m (9' 10" x 8' 11")*

A front aspect bedroom with UPVC double glazed window, radiator beneath and carpeted flooring.

Bedroom Four / Office *2.62m x 2.59m (8' 7" x 8' 6")*

A rear aspect bedroom with UPVC double glazed window, radiator beneath and carpeted flooring.

Family Bathroom

Fitted with a bath with electric shower over, pedestal hand wash basin and WC. Additional features include wood-effect laminate flooring, partial half-height wall tiling, obscure UPVC double glazed window to the rear aspect, extractor fan and heated towel rail.

Garage *6.01m x 2.95m (19' 9" x 9' 8")*

An integral garage with up and over door, power, lighting and EV car charger.

Rear Garden

The rear garden is mainly laid to lawn, with a shed and side passage providing access to the front of the property.

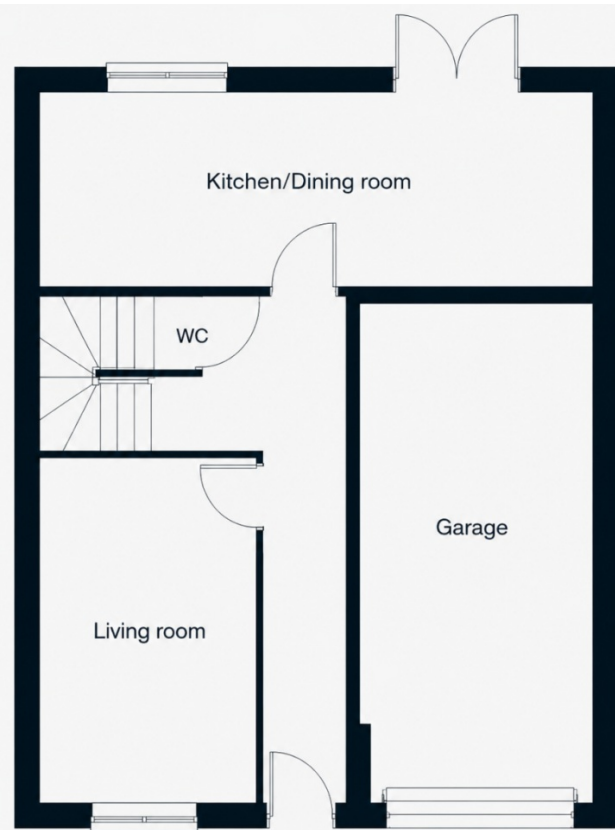
Additional Information

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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