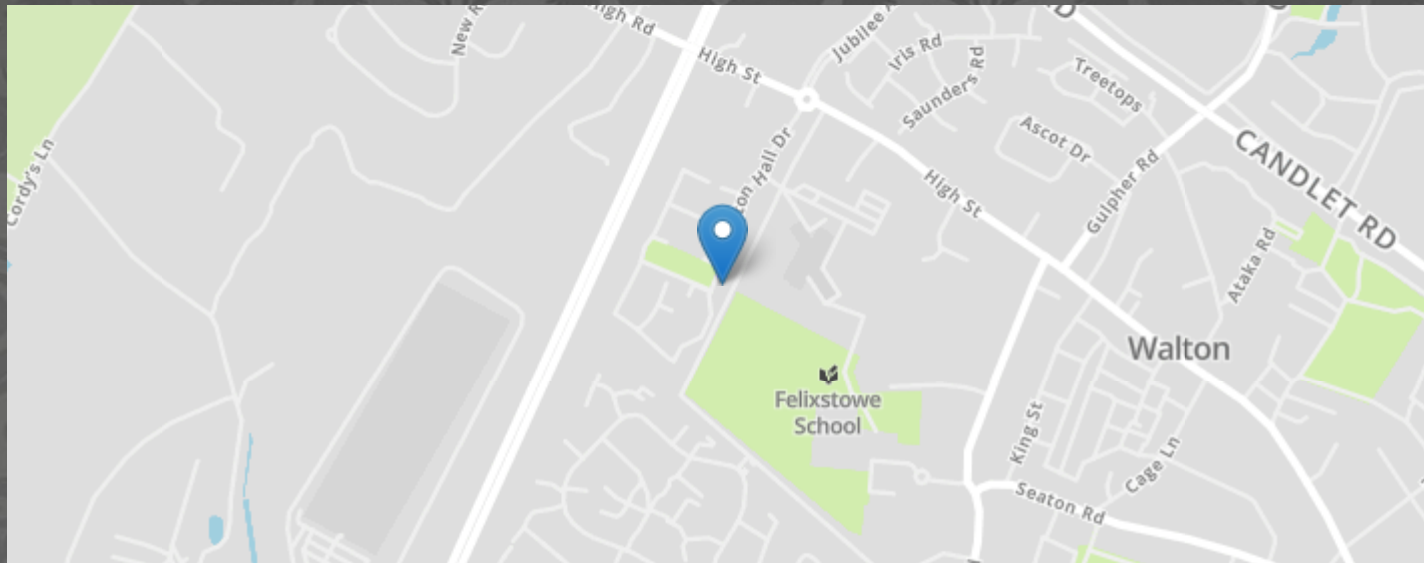


## Walton Hall Drive, Felixstowe



- FELIXSTOWE SEAFRONT WITHIN EASY REACH
- OPEN-PLAN KITCHEN/DINING ROOM
- DOWNSTAIRS CLOAKROOM AND FAMILY BATHROOM
- GENEROUS GARDEN
- CLOSE TO LOCAL SCHOOLS, SHOPS, AMENITIES AND BUS ROUTE
- SEMI-DETACHED THREE BEDROOM FAMILY HOME
- SEPARATE SITTING ROOM
- EN-SUITE SHOWER ROOM TO BEDROOM ONE
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- EASY ACCESS TO A14

# MARKS & MANN

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# MARKS & MANN



## Walton Hall Drive, Felixstowe

Located close to LOCAL schools, shops and amenities, with easy access to the A14, is this THREE BEDROOM SEMI-DETACHED FAMILY HOME. Accommodation comprises entrance hall, sitting room, OPEN-PLAN kitchen/dining room and DOWNSTAIRS CLOAKROOM, with three bedrooms, an EN-SUITE to bedroom one and a FAMILY BATHROOM. With a good sized garden and off road PARKING for multiple vehicles, an early viewing is highly advised.

**£315,000**



Walton Hall Drive, Felixstowe

Entrance hall

Front door, radiator.

Living room

3.600m x 4.639m (11' 10" x 15' 3")  
Double glazed window to front aspect, double glazed window to side aspect, electric fire place, radiator.

Kitchen

3.406m x 4.580m (11' 2" x 15' 0")  
Double glazed window to rear aspect, French doors to rear aspect, Integrated dishwasher, integrated fridge/freezer, integrated cooker, induction hob, extractor fan/hood, sink/draining board, under stair storage, radiator.

Cloakroom

W/C, basin. radaitor.

First floor landing

Bedroom one

2.615m x 4.204m (8' 7" x 13' 10")  
Double glazed window to front aspect, radiator.

En-suite

Double glazed window to side aspect, W/C, basin shower cubicle.

Bedroom two

2.598m x 3.121m (8' 6" x 10' 3")  
Double glazed window to rear aspect, radiator.

Bedroom three

1.907m x 2.671m (6' 3" x 8' 9")  
Double glazed window to front aspect, radiator.

Bathroom

Double glazed window to rear aspect, heated towel rail, bath, shower over, basin, W/C.

Garden

Artificial lawn, patio, shed.

Outside

Off road parking for multiple vehicles to front aspect, side access on to rear garden.

Important information

Tenure - Freehold.  
Services - we understand that mains gas, electricity, water and drainage are connected to the property.  
Council tax band C.  
EPC rating C.

Location

Situated on the seaside Felixstowe is a town with lots to offer including a beautiful seafront with a pier, amusements and restaurants and the town also offers a wealth of amenities.

Directions

Using a SatNav, please use IP11 9FA as the point of destination.

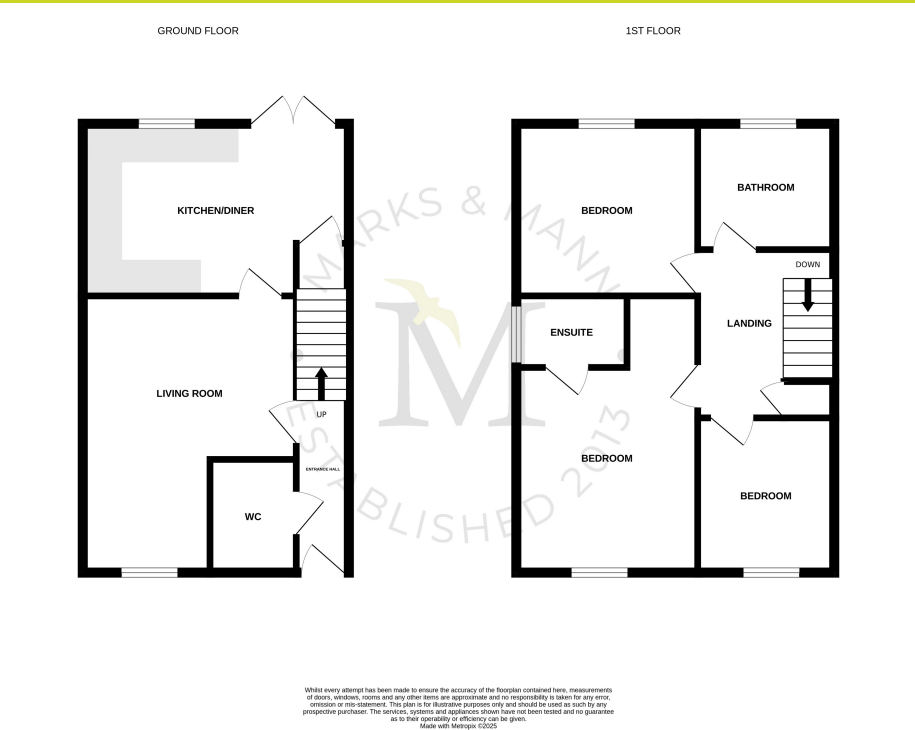
Disclaimer

In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. No statement in these particulars is to be relied upon as a statement or representation of fact. Any areas, measurements or distances are only approximate. New build properties - the developer may reserve the right to make any alterations up until exchange of contracts.

Money Laundering Regulations  
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Council Tax Band  
At the time of writing the council tax band for this property is band C.

Walton Hall Drive, Felixstowe



The above floor plans are not to scale and are shown for indication purposes only.

