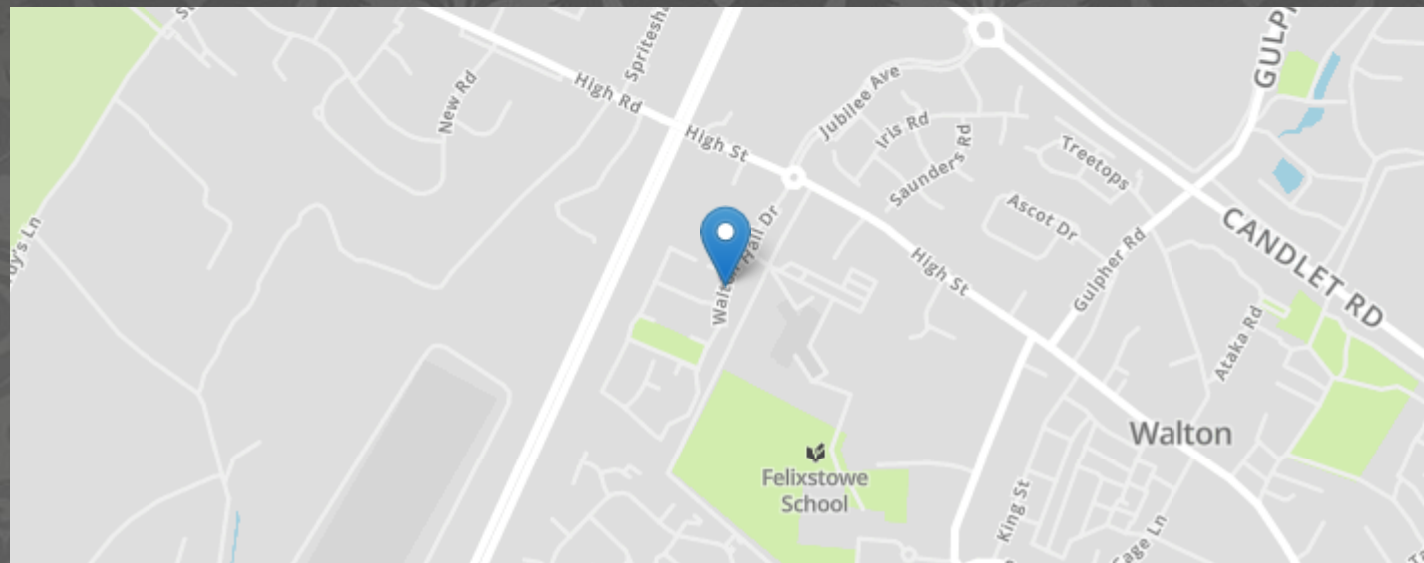


## Walton Hall Drive, Felixstowe



- CLOSE TO FELIXSTOWE TOWN CENTRE, SEAFRONT AND PROMENADE
- OPEN-PLAN KITCHEN/DINING ROOM
- DOWNSTAIRS CLOAKROOM AND FAMILY BATHROOM
- PRIVATE, SOUTH-FACING, REAR GARDEN.
- EV CHARGING POINT
- DETACHED THREE BEDROOM FAMILY HOME
- SEPARATE SITTING ROOM
- EN-SUITE SHOWER ROOM TO BEDROOM ONE
- GARAGE WITH PART STORAGE/PART STUDIO/HOME OFFICE

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# MARKS & MANN



## Walton Hall Drive, Felixstowe

Located within easy reach of Felixstowe's town centre, seafront and promenade, is this DETACHED THREE BEDROOM FAMILY HOME with PRIVATE, SOUTH-FACING rear GARDEN, GARAGE, providing storage and a STUDIO/HOME OFFICE, off road PARKING and an EV CHARGING POINT. Accommodation comprises entrance hall, sitting room, kitchen/dining room and downstairs cloakroom, with three bedrooms, with bedroom one having an en-suite shower room, and family bathroom. Close to local schools, shops and amenities, an early viewing is highly advised to avoid disappointment.

**£325,000**



Walton Hall Drive, Felixstowe

Entrance hall

Stairs to first floor, doors to the sitting room and downstairs cloakroom.

Downstairs cloakroom

Wash hand basin and WC.

Sitting room

4.90m x 3.88m (16' 1" x 12' 9") (max) Dual aspect room with window to front and side, door to:

Kitchen/dining room

4.83m x 2.40m (15' 10" x 7' 10") Window and French doors to rear, overlooking and leading into the garden. Space at one side for a family dining table, and at the other, a range of matching base and eye level units with worktops over, sink, built-under oven with hob and extractor over, integrated fridge/freezer and dishwasher, with space and plumbing for a washing machine.

First first landing

Doors to a storage cupboard, all three bedrooms and the family bathroom.

Bedroom one

3.77m x 2.83m (12' 4" x 9' 3") Window to front, double fitted wardrobe and door to:

En-suite shower room

Window to side, shower cubicle, hand was basin and WC.

Bedroom two

3.10m x 2.83m (10' 2" x 9' 3") Window to rear, overlooking the garden, fitted sliding door wardrobe.

Bedroom three

2.75m x 1.90m (9' 0" x 6' 3") Window to front, built-in cupboard.

Family bathroom

Window to rear, panel enclosed bath with shower attachment, hand wash basin and WC.

Outside

The front of the property has been laid to lawn with plant/shrub borders and a path leading to the front door. The side of the property has been block paved, providing off road parking for multiple vehicles, leading to the garage, with up and over door, power and light connected, split into two parts providing a storage area a studio/home office. A side gate gives access to the rear garden.

There is a patio area to the immediate rear of the property, ideal for outdoor entertaining, with the remainder mainly laid to lawn, with plant/shrub borders and path leading to a shingle area at the rear, enclosed by wooden fencing. French doors give access to the studio/home office.

Important information

Tenure - Freehold.  
Services - we understand that mains gas, electricity, water and drainage are connected to the property.  
Council tax band D.  
EPC rating B.  
Our ref: SM/elr.

Location

Felixstowe is a small town with a popular working port, located to the east of Suffolk's county town of Ipswich, offering a selection of national and independent shops, coffee houses, bars and restaurants. The town boasts a fantastic seafront with excellent walks along the promenade. For the commuter, the A14 is within easy reach and there is a railway station with a link to Ipswich, and in turn, a direct link to London Liverpool Street.

Directions

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

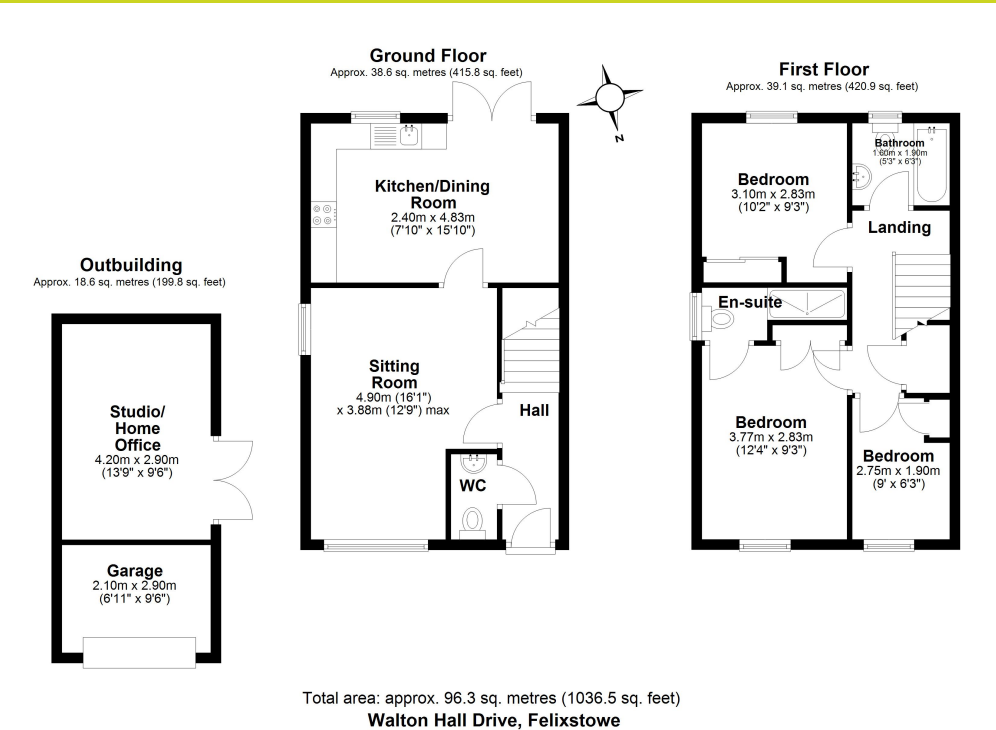
Walton Hall Drive, Felixstowe

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Anti-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.



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

