

16 Smock Mill Road, Felixstowe, IP11 9FE



Freehold

£300,000

Subject to contract

3 bedrooms
1 reception room
1 bathroom



A well presented family home situated within the popular Walton Gate development and offering off road parking for numerous vehicles.

Some details

General information

This property was purchased from new and has been looked after by the current owners.

Upon entry through the entrance door there is an entrance hall with stairs rising to the first floor accommodation and cloakroom off. A doorway access' a pleasant lounge which in turn leads through to the fitted kitchen/dining room.

On the first floor all three bedrooms and the bathroom is accessed from the landing and the master bedroom has the added benefit of an en-suite shower room.

Entrance hall

Cloakroom

Living room

16' 2" x 11' 8" (4.93m x 3.56m)

Kitchen/dining room

18' x 10' 4" (5.49m x 3.15m)

Landing

Bedroom one

11' 8" x 8' 5" (3.56m x 2.57m)

Ensuite

Bedroom two

10' 1" x 8' 5" (3.07m x 2.57m)

Bedroom three

8' 8" x 6' 2" (2.64m x 1.88m)

Bathroom

6' 2" x 5' 5" (1.88m x 1.65m)

The outside

The front garden is open plan with a driveway to the side providing ample parking. Gated access leads through to the rear garden which is enclosed by fencing to the boundaries. The rear garden is mostly laid to lawn with paved patio area and pergola.

Where?

The property is located within the Barratt Homes development of Walton Gate which is within a close proximity to Felixstowe School and has a range of amenities.

Important information

Council Tax Band - C

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - B

Our ref - JG

Directions

From our Hamilton Road office proceed north to the Elizabeth Hotel roundabout and turn left at the first exit onto High Road West. Continue down High Road West through Walton and down onto High Street, on the left is the turning into the Barratt Homes development and follow Walton Hall Drive through to Smock Mill Road. The property will then be found on the right hand side.

Further information

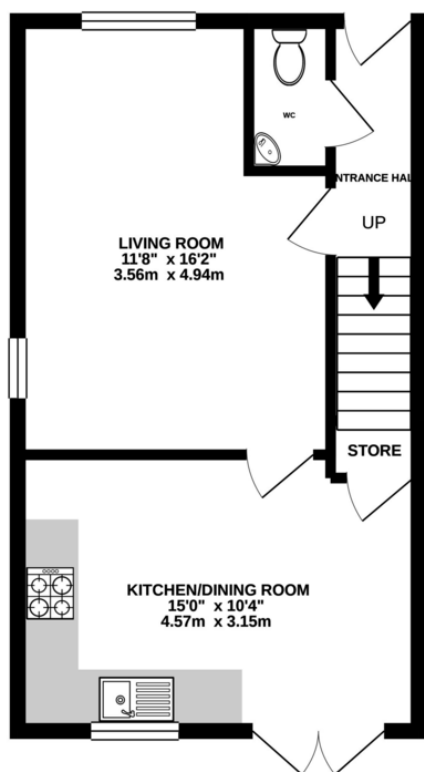
If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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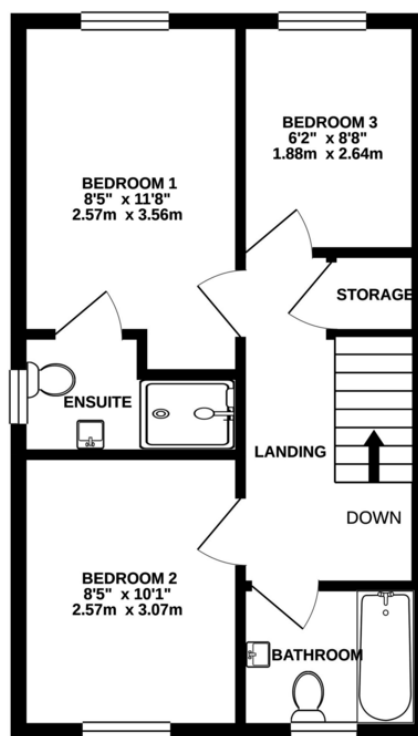
Viewing

To make an appointment to view this property please call us on 01394 548700.

GROUND FLOOR
398 sq.ft. (36.9 sq.m.) approx.



1ST FLOOR
398 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 795 sq.ft. (73.9 sq.m.) approx.

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To find out more or book a viewing

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