



## Tollemache Walk, Felixstowe

£299,000

3 Bedroom(s)    2 Bathroom(s)    1 Reception(s)

To arrange a viewing of this property, or book a free valuation of your home call 01394 282828

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## Property Description

A modern three storey terraced town house built 2015 within walking distance of the sea front on the popular Martello Park Development in Felixstowe. The ground floor comprises entrance hall, lounge, fully fitted kitchen, utility area and cloakroom. First floor accommodation comprises two double bedrooms with and family bathroom. To the second floor a generous master bedroom with dressing area and en-suite. The property also features double glazing, gas central heating, an enclosed garden with a raised decking area and two off-road parking spaces. The property is offered with no onward chain.

## Features Include

Three Storey Town House  
2nd Floor Master Bedroom & En-Suite  
Walking Distance To The Sea

## Also...

Off Road Parking  
Enclosed Rear Garden



## Main accommodation

### Entrance Hall

Front aspect double glazed door, radiator, carpet, stairs to first floor, door to lounge.

### Living Room Feet: 13' 4" x 11' 4" | Meters: 4.06 x 3.45

Front aspect double glazed window, radiator, carpet, under stairs cupboard, door to kitchen.

### Kitchen Feet: 11' 6" x 10' 0" | Meters: 3.51 x 3.05

Rear aspect double glazed patio doors and windows, tiled floor, radiator, integrated electric oven and hob, integrated fridge freezer, space for dishwasher, wall and base units, extractor hood, work surface with splash backs, 1.5 stainless steel sink & drainer, over and under unit LED lighting, open to Utility Room.

### Utility Feet: 5' 6" x 3' 3" | Meters: 1.68 x 0.99

Space for washing machine, work surface, base units, wall mounted gas fired boiler, tiled floor, door to W.C.

### W.C

Low level W.C, hand wash basin, radiator, tiled floor, extractor fan.

### Landing

Airing cupboard, carpet, radiator, front aspect double glazed window, stairs to 2nd floor, doors to bedrooms and bathroom.

### Bathroom

Rear aspect double glazed window, tiled floor, part tiled walls, heated towel rail, low level flush W.C, hand wash basin, recess spot lights, extractor fan, panelled bath with tiled splash backs.

### Bedroom 3 Feet: 11' 3" x 8' 4" | Meters: 3.43 x 2.54

Rear aspect double glazed window, radiator, carpet.

### Bedroom 2 Feet: 12' 2" x 8' 4" | Meters: 3.71 x 2.54

Front aspect double glazed window, radiator, carpet.

### 2nd Floor Landing

Carpet, door to bedroom.

### Bedroom 1 Feet: 11' 6" x 10' 7" | Meters: 3.51 x 3.23

Front aspect double glazed double doors to Juliette balcony, radiator, carpet, open to dressing area, door to en-suite.

### Dressing area

Rear aspect sky light, carpet, built in double wardrobe.

### En-suite

Rear aspect sky light, tiled floor, low level flush W.C, hand wash basin, part tiled walls, heated towel rail, recess spot lights, extractor fan, tiled shower cubicle.

### Front Garden

Elevated front door with steps to access banked lawn.

### Rear Garden

