

30 Bath Road, Felixstowe, IP11 7JW

£525,000 FREEHOLD



An established detached four bedroom family house with a sizeable garden in one of the most sought after residential areas in Old Felixstowe.

HALL (W)

The stairs rise to the first floor from the hall and there is a cupboard beneath them. Radiator.

SITTING ROOM (W)

 $\overline{14' \times 12'}$ (4.27m x 3.66m) Plus Bay With fitted base unit and radiator.

DINING ROOM (W & E INTO CONSERVATORY)

13' 6" x 13' 6" (4.11m x 4.11m) There is a radiator in this room and a glazed door into the conservatory.

CLOAK ROOM

8' 3" x 2' 8" (2.51m x 0.81m) Fitted with a two piece suite comprising vanity unit with wash basin, low level WC and heated towel rail/rad.

KITCHEN/BREAKFAST ROOM (N & E)

24' 9" \times 9' 4" (7.54m \times 2.84m) Fitted with a range of Wren kitchen units with quartz work surfaces. The appliances include a Neff gas hob with electric double oven and filter hood, integrated dish washer and washing machine. Radiator. Glazed external doors to the terrace.

CONSERVATORY (E)

16' 3" x 9' 6" (4.95m x 2.9m) Of UPVC construction under a poly carbonate roof. External doors to the terrace.

LANDING (W)

With access to loft void.

BEDROOM (W)

14' x 12' (4.27m x 3.66m) Plus Bay There is a radiator in this room.

BEDROOM (E 7 W)

 $\overline{13' 6'' \times 10'}$ (4.11m x 3.05m) There is a radiator in this room.

BEDROOM (E)

 $9' \times 6' \ 3'' \ (2.74 \text{m} \times 1.91 \text{m})$ This room is currently used as a dressing room. Radiator.

BEDROOM (S)

12' 6" x 9' 6" (3.81m x 2.9m) There is a radiator in this room.

SHOWER ROOM (N)

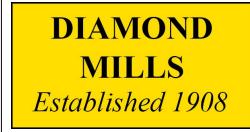
7' 6" x 6' (2.29m x 1.83m) Fitted with a two piece suite comprising Double shower, Wash basin and heated towel rail/rad.

CLOAKROOM (N)

6' x 2' 9" (1.83m x 0.84m) With low level WC.

OUTSIDE

The house is set on a sizeable plot with enclosed gardens to the rear and off road parking in front. There is pedestrian access to the North of the house via a gate leading to the rear. Immediately to the rear of the house is an extensive paved terrace. Beyond this there are landscaped gardens laid to lawn with a gravel area and a paved path leading to a shed. At the end of the garden beyond a fence is a small area of ground and an old sectional garage with double doors opening on to Foxgrove Lane.



COUNCIL TAX BAND

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AGENTS NOTE

DIAMOND MILLS & CO. have not tested any electrical systems, appliances, plumbing or heating systems and cannot testify that they are in working condition.

VACANT POSSESSION ON COMPLETION

VIEWING

By prior appointment with the vendors agents - **DIAMOND MILLS & CO. (01394) 282281.**

