



**31 Dovedale, Felixstowe, IP11 2PL**

**£350,000 FREEHOLD**

**DIAMOND  
MILLS**

*Established 1908*

**A well presented detached three bedroom bungalow in a sought after residential area consisting solely of bungalows. The bungalow enjoys distant sea views in the Winter, it has off road parking and garage.**

**ENTRANCE HALL**

5' 9" x 5' 3" (1.75m x 1.6m) The cupboard housing the consumer unit is in the hall. Door to Living Room.

**LIVING ROOM (S)**

18' x 11' 9" (5.49m x 3.58m) There are distant sea views from this room in Winter. The focal point of the room is an electric fire. Radiator. This room is open to a dining area.

**DINING AREA**

7' 3" x 5' (2.21m x 1.52m)

**KITCHEN (S&W)**

12' 9" x 7' 9" (3.89m x 2.36m) Fitted with a range of wall and base units and an inset enamel one and a half bowl sink unit with single drainer. The appliances include an AEG gas hob and an AEG double oven. Shelved pantry cupboard. Plumbing for a washing machine. Radiator. Cupboard housing the Baxi gas fired boiler. Airing cupboard housing the pre-lagged hot water cylinder with fitted immersion heater. External half glazed door.

**BEDROOM (W)**

7' x 5' 3" (2.13m x 1.6m) At present used as a study with fitted cupboards and shelving. Radiator.

**INNER HALL**

With access to loft void and doors to the bedrooms and shower room.

**BEDROOM (E)**

14' 6" x 9' 6" (4.42m x 2.9m) With fitted shelved cupboard. Radiator.

**BEDROOM (N)**

10' 3" x 9' 6" (3.12m x 2.9m) This room overlooks the front garden Radiator.

**SHOWER ROOM (W)**

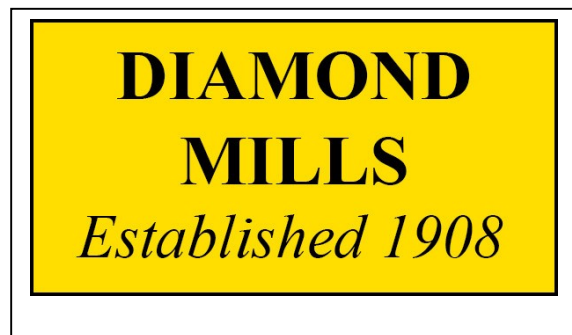
7' x 7' (2.13m x 2.13m) Fitted with a three piece suite comprising shower, low level WC and vanity unit with inset wash basin. Heated towel rail/radiator.

**OUTSIDE**

The property is approached over a drive (with ample off road parking) which continues past the East of the bungalow as far as a fence. A pedestrian gate then gives access to the rear where there is the GARAGE (20'x8') with power and light connected. Immediately to the rear of the bungalow is a terrace with steps leading down to the enclosed landscaped gardens which extend away to the South. There are areas of lawn, gravel, numerous shrubs and pathways.

The SUMMER HOUSE (7'9"x8'9") is in this part of the garden, as is the SHED. There is a small greenhouse.

A walkway leads past the West of the bungalow to the front and there is an outside tap.



**AGENTS NOTE**

Part of the garden towards the Southern end is in the ownership of East Suffolk District Council.

**ENERGY PERFORMANCE CERTIFICATE**

The current EPC rating is D (68) with a potential of (B) 85 which is valid until 27<sup>th</sup> September 2033.

**COUNCIL TAX BAND**

C

**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.**





117 Hamilton Road, Felixstowe, Suffolk IP11 7BL Tel: (01394) 282281

[www.diamondmills.co.uk](http://www.diamondmills.co.uk) E-mail: [sales@diamondmills.co.uk](mailto:sales@diamondmills.co.uk)



