



**321 High Street, Felixstowe, IP11 9QL**

**£299,000 FREEHOLD**

**DIAMOND**

**MILLS**

*Established 1908*

**Offered for sale with vacant possession, no onward chain, a three bedroom detached house in the village of Walton boasting a south facing rear garden and a detached double garage.**

**The house is ideally situated within close proximity of local shops and amenities along High Street and High Road West and there are also further shops along the High Road running into Trimley St. Mary and Trimley St. Martin villages.**

**The property would benefit from some works of updating and modernisation and does offer further potential to extend subject to planning consent.**

#### **ENTRANCE HALL**

16' 2" x 6' 5" (4.93m x 1.96m) Laminate flooring. Radiator. Window to side aspect. Stairs to first floor. Doors leading to:-

#### **LOUNGE DINER**

24' 11" x 11' 9" (7.59m x 3.58m) Laminate flooring. Radiator. Window to front aspect. Gas feature fire. Archway opening to dining area which offers a further radiator, patio doors and opening to the conservatory.

#### **KITCHEN**

12' 4" x 8' 4" (3.76m x 2.54m) Comprising a range of fitted eye and base level matching units with fitted work tops, stainless steel one and a half bowl sink unit with mixer tap and single drainer, integrated double oven, four ring gas hob with cooker hood over, space and plumbing for automatic washing machine, window to side aspect and further window to rear aspect. Door to:-

#### **CONSERVATORY**

14' 3" x 7' 9" (4.34m x 2.36m) Of brick and UPVC construction with a timber reinforced roof structure. Tiled floor. Sliding doors to lounge diner and stable door to outside.

#### **FIRST FLOOR LANDING**

Window to side aspect. Loft access. Built in airing cupboard.

#### **BATHROOM**

8' 6" x 5' 5" (2.59m x 1.65m) Suite comprising low level WC, wash hand basin with mixer tap, P-shaped bath with mixer tap and shower above. Radiator. Obscured window to side and rear aspects, fully tiled walls.

#### **BEDROOM ONE**

12' 11" x 11' 8" (3.94m x 3.56m) Radiator. Window to front aspect. Fitted wardrobes.

#### **BEDROOM TWO**

11' 7" x 9' 7" (3.53m x 2.92m) Radiator. Window to rear aspect.

#### **BEDROOM THREE**

9' 6" x 6' 6" (2.9m x 1.98m) Radiator. Window to front aspect. Built in storage cupboard.

#### **OUTSIDE**

To the front of the property is a driveway providing off road parking leading up to a double gate which opens into the south facing rear garden. There is also an established shrub border on the front boundary and a pathway and a pitched porch canopy above the front entrance.

The rear garden faces south and is relatively low maintenance being fully laid with patio slabs with fencing to boundaries. There is also pedestrian side access down the west side of the property to the front, via a single gate.

#### **DETACHED DOUBLE GARAGE**

17' 5" x 17' 2" (5.31m x 5.23m) Separate manual up and over doors with a dividing wall between the two garages. Light and power connected to both. Overhead storage in both.

**COUNCIL TAX BAND**

Band C.

**ENERGY PERFORMANCE CERTIFICATE**

The current energy efficiency rating is D (62) with a potential rating of B (83) and the current energy performance certificate is valid until 29th June 2033.

**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.**



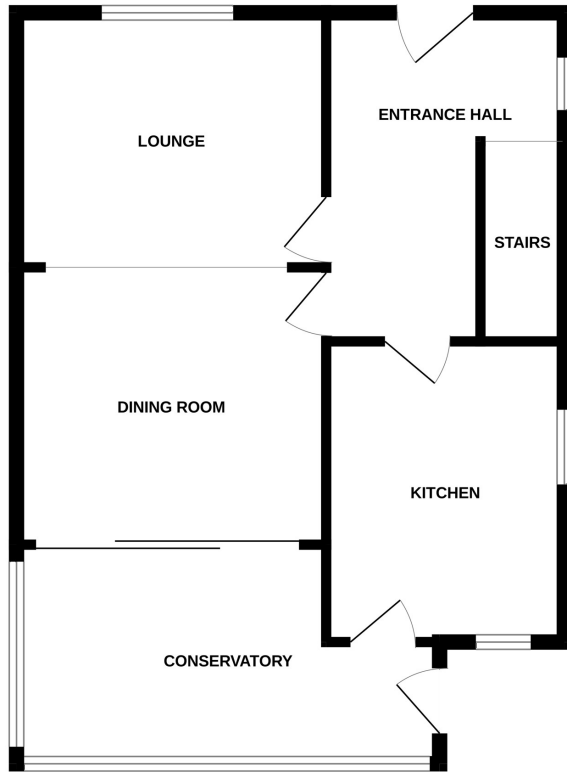


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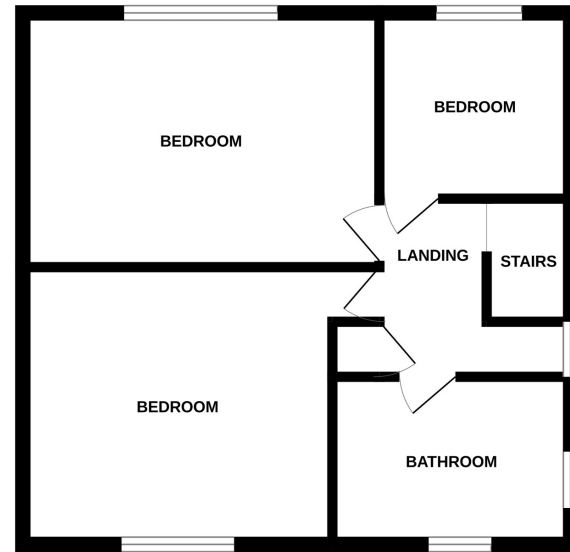
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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