



10 Conway Close, Felixstowe, Suffolk, IP11 9LP

£350,000 FREEHOLD

**DIAMOND
MILLS**

Established 1908

A modern three bedroom detached house situated in a sought after residential area in Old Felixstowe. There are enclosed gardens to the rear, off road parking and a garage. The property is being sold subject to Probate being granted.

ENTRANCE HALL (N)

13' 6" x 6' (4.11m x 1.83m) Including stairs. The stairs rise to the first floor from the hall. Radiator.

CLOAKROOM (W)

6' x 2' 9" (1.83m x 0.84m) Fitted with a two piece white suite comprising low level WC and wash basin. Towel rail/rad.

KITCHEN/DINER (S&W)

15' 3" x 11' (4.65m x 3.35m) Fitted with a range of wall and base units and an inset sink unit. The appliances include a Whirlpool hob with Thermor hood and a Hotpoint oven. There is plumbing for a washing machine and space for fridge and freezer.. Two built in cupboards. Door to lobby.

SITTING ROOM (E)

17' 6" x 11' 6" (5.33m x 3.51m) The focal point of the room is a tiled fireplace with inset gas fire. Radiator. Door to conservatory.

CONSERVATORY

12' 8" x 9' (3.86m x 2.74m) Maximum. Of UPVC double glazed construction on a brick plinth under a polycarbonate roof. General electric heater. External doors to garden.

LOBBY

7' x 3' (2.13m x 0.91m) With doors front and rear. and door to Tool Store.

TOOL STORE

7' x 3' (2.13m x 0.91m)

LANDING

Shelved linen cupboard with double doors.. Cupboard housing Vaillant gas fired boiler.

BEDROOM (W)

13' 3" x 9' 3" (4.04m x 2.82m) With a range of fitted bedroom furniture including wardrobe cupboards and dressing table unit.. Radiator. Built in wardrobe cupboard.

BEDROOM (E)

13' 3" x 9' 3" (4.04m x 2.82m) With fitted wardrobe cupboards. Built in wardrobe cupboard. Radiator.

BEDROOM (E)

8' 6" x 8' (2.59m x 2.44m) Radiator.

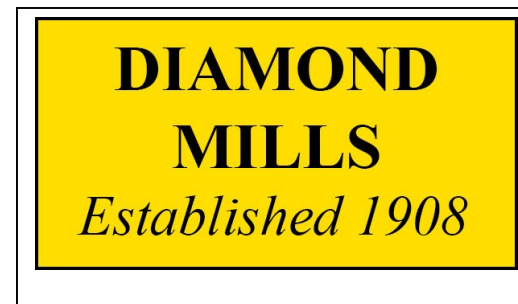
BATHROOM (W)

8' x 6' (2.44m x 1.83m) Fitted with a three piece white suite comprising panel bath with shower over, pedestal wash basin and low level WC. Radiator. Access to loft void.

OUTSIDE

The property is approached over a drive which provides off road parking adjacent to the GARAGE 17'x8'3" with power and light connected and auto door.

The remainder of the front garden is laid to lawn inside a hedge. The enclosed rear garden is again laid to lawn with shrubberies around it and conifer trees.



ENERGY PERFORMANCE CERTIFICATE

This property has a current rating of D (67) with a potential rating of B (82) valid until 21st August 2032.

COUNCIL TAX BAND

D

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.



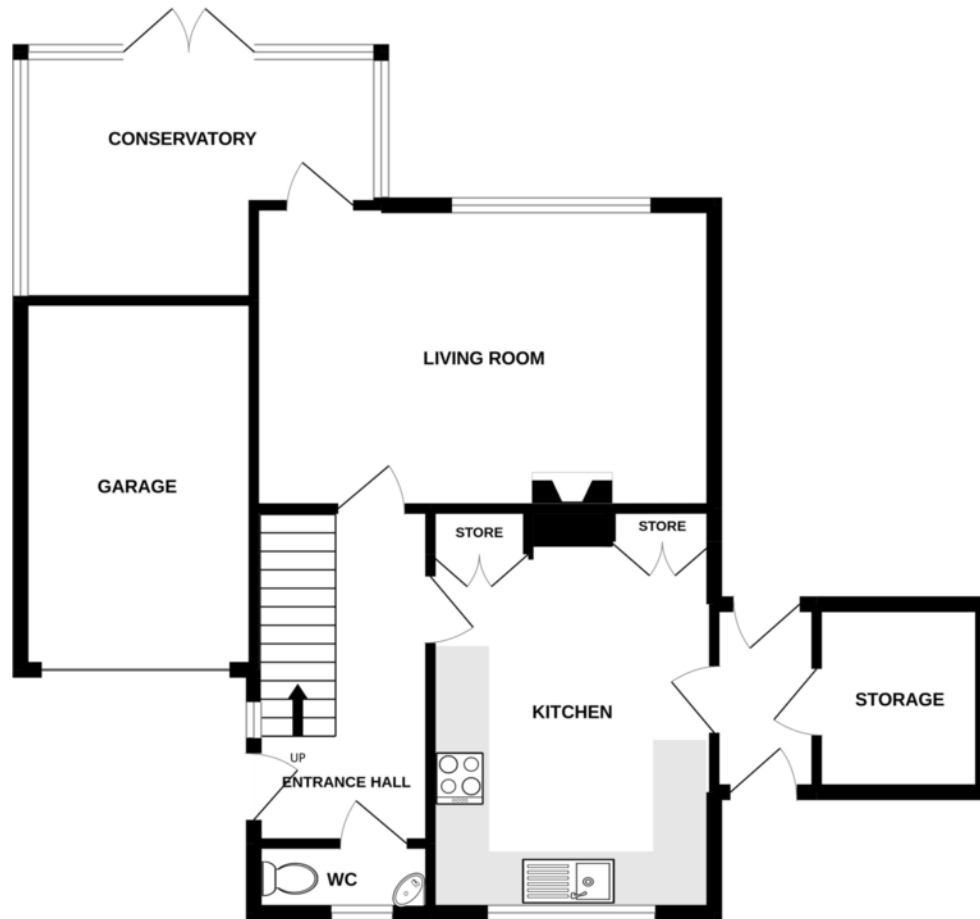


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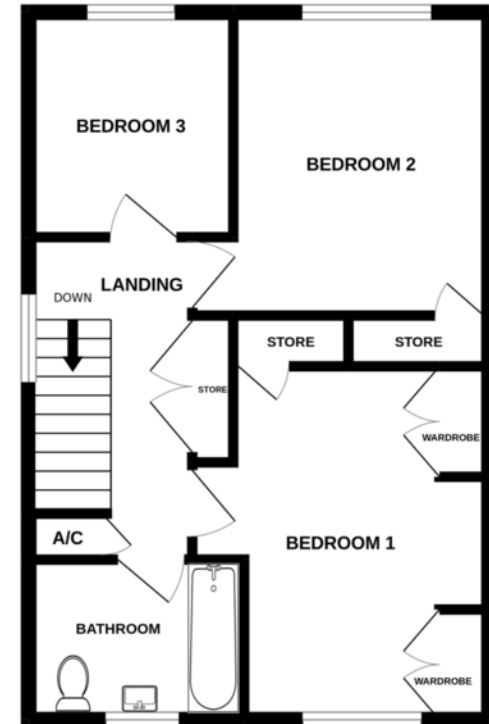
www.diamondmills.co.uk E-mail: sales@diamondmills.co.uk



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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