



53 High Road West, Felixstowe, Suffolk, IP11 9JD

£350,000 FREEHOLD

**DIAMOND
MILLS**

Established 1908

Situated within walking distance to the town centre, seafront and railway station, this two bedroom detached bungalow with driveway and south-facing rear garden has been modernised throughout and is offered for sale with no onward chain.

The accommodation briefly comprises an entrance hall, two double bedrooms with bay windows, family bathroom, storage cupboard, newly-fitted kitchen and a spacious living room/diner that leads out to the enclosed and private rear garden.

STORM PORCH

1' 7" x 6' 6" (0.48m x 1.98m) Double glazed UPVC external door with matching side panel windows. Polycarbonate roof. Entrance door leading into:

HALL

18' 7" x 3' 5" (5.66m x 1.04m) Luxury vinyl flooring. Radiator. Loft access with drop down ladder. Doors off to:

BEDROOM 1

17' 2" max into bay x 10' 10" (5.23m x 3.3m) Fitted carpet. Radiator. Window to front aspect. TV point. Area for desk/dressing unit.

BEDROOM 2

13' 10" max into bay x 10' 9" (4.22m x 3.28m) Fitted carpet. Radiator. Window to front aspect and a further window to the side aspect. TV point.

BATHROOM

5' x 10' 8" (1.52m x 3.25m) Tiled floor. Fitted with a three piece white suite comprising low level WC, wash hand basin and a panelled bath with shower over. Part tiled walls. Glass shower screen. Chrome heated towel rail. Shaving socket. Frosted window to side aspect. Spot lights. Built in cupboard housing the MAIN eco compact boiler.

STORAGE CUPBOARD

2' 10" x 5' 2" (0.86m x 1.57m) Luxury vinyl flooring. Consumer unit and electric meter.

KITCHEN

9' 10" x 14' 8" (3m x 4.47m) Luxury vinyl flooring. Fitted with a range of gloss grey eye and base level units. Composite worktop with matching upstand. One and a half bowl stainless steel sink unit with single drainer. Integrated Lamona washing machine and dishwasher. Lamona electric fan oven. Four ring electric hob with extractor hood over. Space for fridge freezer. Window to rear aspect. Radiator.

LOUNGE/DINER

21' 7" x 10' 10" (6.58m x 3.3m) Luxury vinyl flooring. Two radiators. Feature fireplace. TV and broadband points. Skylight. Window to side aspect looking out to the patio and rear garden. UPVC double doors leading out to the rear garden.

OUTSIDE

To the front of the property is driveway providing off road parking for up to two vehicles, together with a small area of lawn and a variety of shrubs and hedges. A concrete path provides access to a gate which allows pedestrian access along the west side of the bungalow, leading to the rear garden.

REAR GARDEN

Measuring approximately 64' x 31' (19.51m x 9.45m), this wonderfully private south-facing garden is mainly laid to lawn, with a patio area, gardeners store, panelled fencing to the boundaries, two garden sheds, and a magnificent monkey puzzle tree.

ENERGY PERFORMANCE CERTIFICATE

This property has a current rating of D (62) and a potential rating of C (80) and the certificate is valid until 12th December 2031.

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.**



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GROUND FLOOR
749 sq.ft. (69.6 sq.m.) approx.

