



24 Collett Road, Felixstowe, IP11 9FF

£310,000 THREE BEDROOM DETACHED FAMILY HOME

– NO ONWARD CHAIN

DIAMOND MILLS & CO.
Incorporating R.J. GIRLING
Established 1908

Tel: Felixstowe 01394 282281 or Ipswich 01473 218600

A modern detached three bedroom house with ensuite to master bedroom situated on the popular Walton Gate development by Barratt Homes. Living room, cloakroom and kitchen/dining room on the ground floor. Master bedroom with ensuite, two further bedrooms and family bathroom on the first floor. Off road parking and enclosed garden.

ENTRANCE HALL

13' 0" x 6' 4" (3.96m x 1.93m) Built in cupboard, under stairs cupboard, radiator and stairs to first floor.

CLOAKROOM

6' 4" x 3' (1.93m x 0.91m) Fitted with a two piece suite comprising pedestal wash basin and low level WC. Radiator.

LIVING ROOM (S&W)

16' 2" x 10' 2" (4.93m x 3.1m) A light room with double aspect windows. Two radiators.

KITCHEN/DINER (N&W)

16' 2" x 10' 6" (4.93m x 3.2m) Fitted with a range of Shaker style units comprising wall and base units. Inset stainless steel sink unit with single drainer. The appliances include a gas hob, oven, dish washer and washing machine , all by Zanussi. Integrated fridge/freezer. Radiator. Glazed external doors to the terrace.

LANDING

There is access to the loft void from the landing and there is a radiator.

BEDROOM (N&W)

10' x 9' 7" (3.05m x 2.92m) Plus recess Recess with built in wardrobes with mirrored doors. Radiator. Door to ensuite shower room.

ENSUITE SHOWER ROOM (W)

6' 10" x 4' 9" (2.08m x 1.45m) Max. Fitted with a three piece suite comprising shower, pedestal wash basin and low level WC. There is an extractor and radiator in this room.

BEDROOM (S&W)

12' 6" x 8' 8" (3.81m x 2.64m) Max. With built in shelved cupboard. Radiator.

BEDROOM (N)

7' 3" x 6' 10" (2.21m x 2.08m) There is a radiator in this room.

BATHROOM (N)

6' 3" x 7' (1.91m x 2.13m) Fitted with a three piece suite comprising panel bath, pedestal wash basin and low level WC. Extractor fan and radiator.

OUTSIDE

The property has a block paved off road parking area to the rear of the house.

The house benefits from an enclosed garden laid to lawn with a sizeable paved terrace outside the double doors from the kitchen/dining room. There is a timber and felt garden shed and a store in the garden.

ENERGY PERFORMANCE CERTIFICATE

This property has a current rating of B (84) with a potential rating of A (95) that is valid until 26th March 2029.

COUNCIL TAX BAND

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.

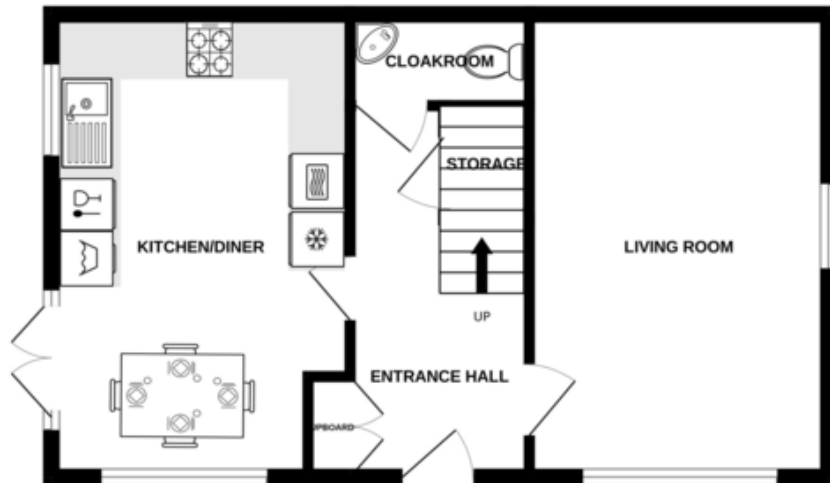


117 Hamilton Road, Felixstowe, Suffolk IP11 7BL Tel: (01394) 282281

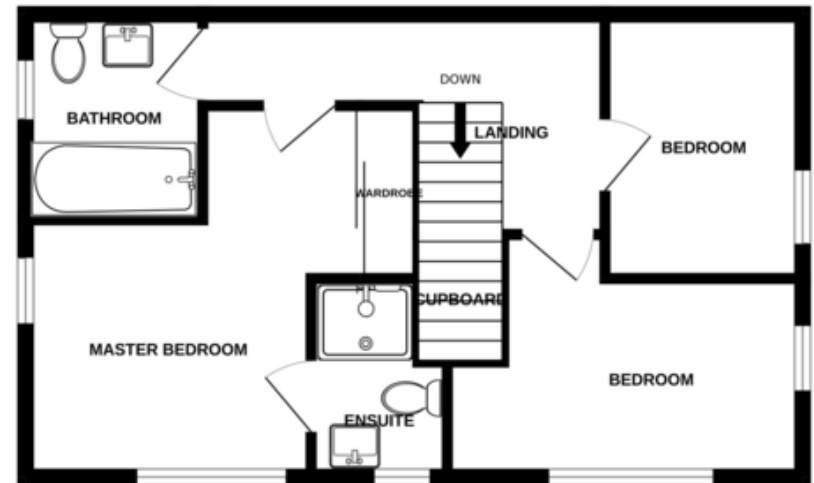
Fax: (01394) 671791 www.diamondmills.co.uk E-mail: sales@diamondmills.co.uk



GROUND FLOOR
442 sq.ft. (41.1 sq.m.) approx.



1ST FLOOR
442 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 884 sq.ft. (82.1 sq.m.) approx.

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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