



**2 Nursery Walk, Felixstowe, Suffolk, IP11 7TE**

**£400,000 FREEHOLD**

**DIAMOND  
MILLS**  
*Established 1908*

**A rarely available four bedroom detached house with a south facing rear garden and a double garage, located in a quiet cul-de-sac off Valley Walk.**

**UPVC double glazed front door with matching side panel to:-**

#### **ENTRANCE HALL**

Vinyl flooring. Radiator. Staircase to first floor. Doors off to:-

#### **GROUND FLOOR CLOAKROOM**

Vinyl flooring. Radiator. Wash hand basin with tiled splash backs. Low level WC. Window to side aspect.

#### **DINING ROOM**

13' 00" x 9' 6" (3.96m x 2.9m) Fitted carpet. Radiator. Window to front aspect. Coving. Dado rails.

#### **KITCHEN**

16' 2" x 8' 2" (4.93m x 2.49m) Laminate flooring. Radiator. Range of fitted eye and base level units and laminate work tops. Tiled splash backs. Plumbing for automatic washing machine. Space for tall fridge freezer. Stainless steel single sink drainer unit. Built in electric oven. Four ring gas hob with extractor hood over. Window to rear aspect. Door to rear garden.

#### **LOUNGE**

20' 9" x 11' 10" (6.32m x 3.61m) Fitted carpet. Two radiators. Window to side aspect. Sliding doors to rear garden. Coving.

#### **STAIRCASE FROM ENTRANCE HALL TO FIRST FLOOR**

#### **FIRST FLOOR LANDING**

Fitted carpet. Window to rear aspect. Doors off to:-

#### **BEDROOM ONE**

16' 1" x 11' 10" (4.9m x 3.61m) Fitted carpet. Radiator. Square bay window to front aspect. Dado rails. Door to:-

#### **MODERNISED ENSUITE SHOWER ROOM**

Vinyl flooring. Contemporary modernised suite comprising chrome heated towel rail, pedestal wash hand basin, low level WC, walk in shower enclosure, obscured window to rear aspect, part tiled walls.

#### **BEDROOM TWO**

11' 3" x 8' 7" (3.43m x 2.62m) Fitted carpet. Radiator. Window to front aspect.

#### **BATHROOM**

Original floorboards. Beige suite comprising low level WC, pedestal wash hand basin, bath unit with shower hose, radiator, part tiled walls, obscured window to rear aspect.

#### **BEDROOM THREE**

9' 8" x 6' 4" (2.95m x 1.93m) Fitted carpet. Radiator. Window to rear aspect.

#### **BEDROOM FOUR**

8' 1" x 7' 7" (2.46m x 2.31m) Fitted carpet. Radiator. Built in cupboard. Window to front aspect.

#### **OUTSIDE**

To the front of the property is an open plan area laid to lawn and various shrubs in front of the house. A pedestrian single gate provides side access down the west side of the house to the rear garden. There is a tarmac driveway providing off street parking which leads to up to the double garage.

#### **DOUBLE GARAGE**

17' 4" x 16' 10" (5.28m x 5.13m) Two up and over manual doors to front. Service door to rear. Light and power connected.

#### **SOUTH FACING REAR GARDEN**

Offering a good degree of privacy and mainly laid to lawn with panelled fencing to boundaries and stocked with a variety of shrubs and small trees.

**ENERGY PERFORMANCE CERTIFICATE**

The current energy rating is 69 (C) with a potential rating of 82 (B) and the energy performance certificate is valid until 1st February 2034.

**COUNCIL TAX BAND**

Band E.

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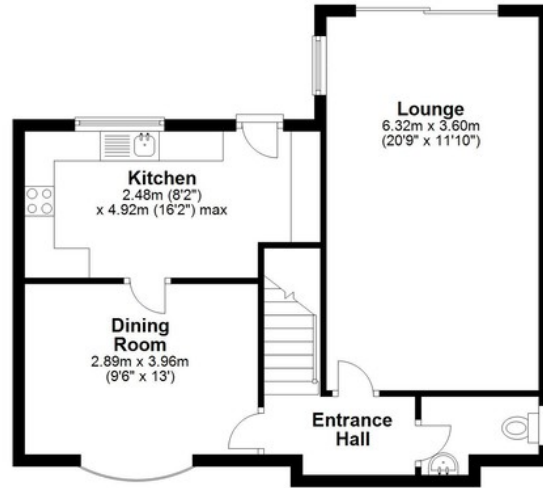
117 Hamilton Road, Felixstowe, Suffolk IP11 7BL Tel: (01394) 282281

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



### Ground Floor

Approx. 55.7 sq. metres (599.3 sq. feet)



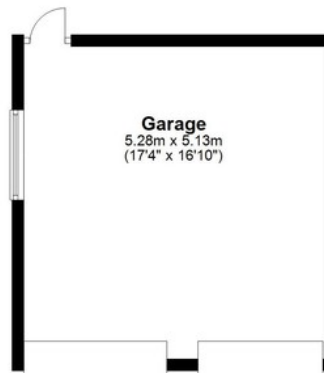
### First Floor

Approx. 56.9 sq. metres (613.0 sq. feet)



### Garage

Approx. 27.1 sq. metres (291.7 sq. feet)



Total area: approx. 139.7 sq. metres (1504.0 sq. feet)