



14 Coniston Close, Felixstowe, Suffolk, IP11 9SW

£645,000 GUIDE PRICE DETACHED HOME IN OLD FELIXSTOWE
FOR SALE WITH NO ONWARD CHAIN – LARGE GARDEN AND SOLAR PANELS

**DIAMOND
MILLS**
Established 1908

A rarely available four bedroom detached house located in sought after residential area of Old Felixstowe. The property is built of brick cavity wall construction beneath a pitched tiled roof in the 1980's, set on a plot extending to one fifth of an acre, offered for sale with vacant possession, no onward chain.

The property is equipped with sixteen solar panels on the south side of the roof which provide an annual income, windows and doors are made up of UPVC double glazed construction and the heating system is a gas fired central heating system with a condensing boiler providing heating to radiators. All facias and soffits have also been replaced with UPVC for low maintenance.

To the west side of the property there is scope for a building plot suitable for a 3/4 bed detached house subject to planning permission. The land registry title plan will be shown in the photos of this listing which clearly indicates that number 12 Coniston Close could be constructed between number 10 and number 14 Coniston Close.

The light and spacious ground floor accommodation briefly consists of an entrance hall, sitting room, hall and cloakroom, dining room, kitchen, utility room and the first floor accommodation comprises landing area with a built in double cupboard, ideal for storage and there is loft access with a drop down ladder, further accommodation on the first floor consists of a family bathroom and four double bedrooms (one with an en-suite shower room).

The property also boasts a garage and an attached car port adjacent to the tarmac driveway providing off street parking.

THE AREA

Coniston Close is situated within walking distance of the popular Golf Club and Beach just off Cliff Road and Felixstowe Ferry with a popular Public House the Ferry Boat Inn and two restaurants is located approximately one and a half miles from the property.

The property is also just under two miles from local amenities including The Grove Medical Centre, Felixstowe town centre, Felixstowe Railway Station with links to Ipswich and beyond and there is access onto the A14 via Candlet Road. Brackenbury Sports Centre is just under a mile away and about one and a half miles away is Felixstowe Lawn Tennis Club.

Kingsfleet Primary School and Colneis Junior School are about one and a half miles away and Felixstowe Academy is approximately three miles away.

MAIN ENTRANCE

Entrance door with matching side panels to:-

ENTRANCE HALL

13' 7" x 9' 10" (4.14m x 3m) Two radiators. Staircase to first floor. Coving. Doors off to:-

SITTING ROOM

19' 9" x 12' 11" (6.02m x 3.94m) Three radiators. Window to front aspect. Two windows to side aspect. Picture window and door to rear aspect. Coving. Door off entrance hall to:-

HALL

Coving. Door to:-

GROUND FLOOR CLOAKROOM

Contemporary suite comprising tiled floor, vanity wash hand basin, low level WC, part tiled walls, chrome heated towel rail, window to front aspect, coving. Spotlights.

Door off entrance hall to:-

DINING ROOM

12' 1" x 9' 10" (3.68m x 3m) Radiator. Window to rear aspect. Coving.

KITCHEN

15' 7" x 10' 8" (4.75m x 3.25m) Two radiators. Fitted kitchen comprising a range of eye and base level units. Laminate work tops and tiled splash backs. Built in single oven, tall freestanding 'Beko' fridge, one and a half sink with drainer, four ring gas hob with extractor hood over, plumbing for dishwasher, window to rear aspect, window to side aspect. Spotlights. Door to:-

UTILITY ROOM

10' 1" x 6' 9" (3.07m x 2.06m) Fitted eye and base level units with laminate work tops and tiled splash backs. Stainless steel one and a half bowl sink with drainer, window to side aspect, door to outside. Washer/dryer included. Freezer available on negotiation. Wall mounted 'Glow Worm' gas fired boiler.

FIRST FLOOR LANDING

Window to front aspect. Built in double airing cupboard housing hot water cylinder and thermostat and slatted shelving. Loft access with drop down

ladder. The loft is extensively boarded and the Vendor informs us there is twelve inches of insulation. Coving. Doors off to:-

BEDROOM ONE

12' 2" x 10' 8" (3.71m x 3.25m) Radiator. Two built in wardrobes. Window to rear aspect and window to side aspect. Coving. Door to:-

ENSUITE SHOWER ROOM

Vinyl floor. Heated towel rail. Modern white suite comprising low level WC, vanity wash hand basin, shower cubicle, fully tiled walls, coving, spotlights, extractor fan.

BEDROOM TWO

12' 11" x 11' 1" (3.94m x 3.38m) Radiator. Window to front aspect and window to side aspect. Fitted wardrobes. Coving.

FAMILY BATHROOM

Radiator. Modern white suite comprising low level WC, pedestal wash hand basin, part tiled walls, window to side aspect, coving. Chrome heated towel rail. Spotlights.

BEDROOM THREE

12' 11" x 8' 6" (3.94m x 2.59m) Radiator. Fitted wardrobes. Windows to rear and side aspects.

BEDROOM FOUR OR STUDY

9' 10" x 8' 7" (3m x 2.62m) Radiator. Window to rear aspect.

GARAGE

17' 7" x 12' 10" (5.36m x 3.91m) Irregular shaped garage. Window to front aspect. Light and power connected. Inspection pit. Extensive work benching. Overhead storage and access to storage space over the ceiling of the car port. Cold water tap. Manual up and over door to front.

CAR PORT

17' 7" x 10' 9" (5.36m x 3.28m) Window to rear aspect. Service door to garage. Door providing access to side passage and rear garden. Strip lighting.

OUTSIDE

To the front of the property is a tarmac driveway providing off street parking which is adjacent to a pedestrian gate providing access to the gardens of the property.

To the west side of the property there is scope for a building plot suitable for a 3/4 bed detached house (subject to the necessary planning consents), with the existing garden providing access and space for this separate dwelling.

The south facing and mature rear garden offers great privacy and comprises herbaceous borders and lawn. There is a summerhouse and garden shed both included in the sale.

There is a raised patio area which can be accessed from the sitting room with a manual awning to extend over and there is a cold water tap on the east side of the property.

COUNCIL TAX BAND

Band E.

ENERGY PERFORMANCE CERTIFICATE

The current energy performance rating is B (81) with a potential rating of B (89) and the current energy performance certificate is valid until 20th October 2032.

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

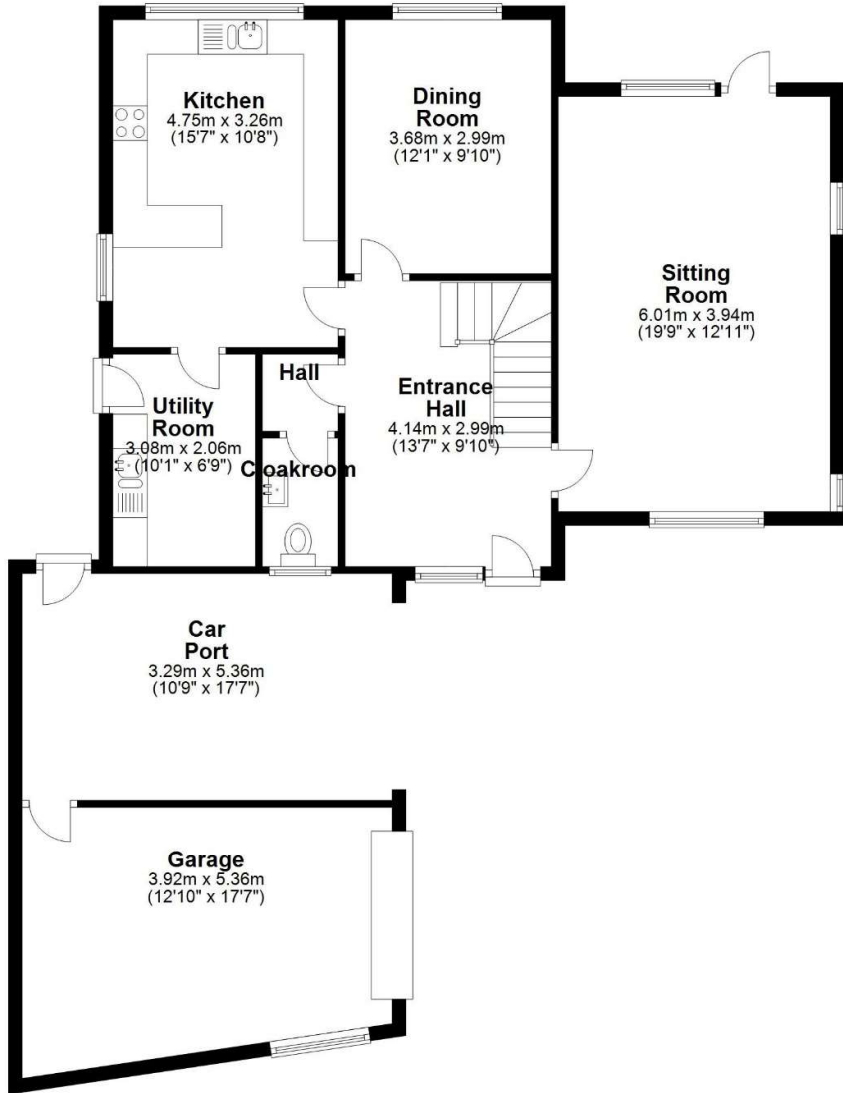
www.diamondmills.co.uk E-mail: sales@diamondmills.co.uk





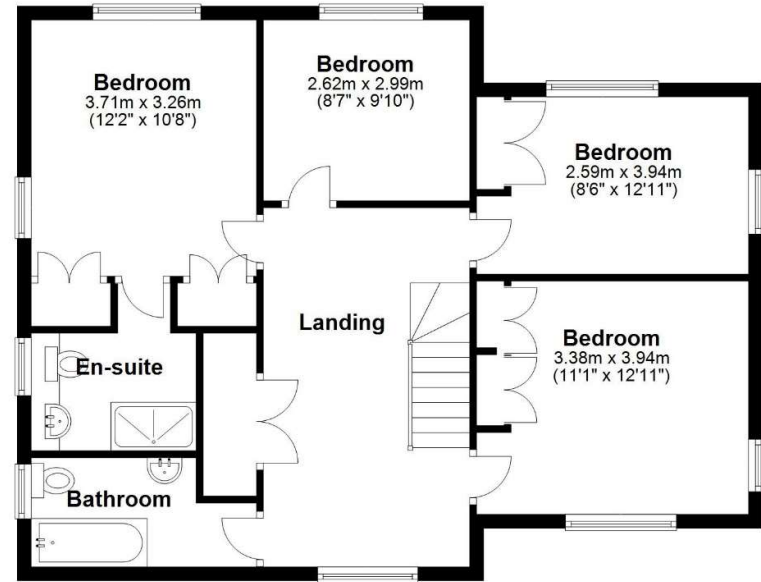
Ground Floor

Approx. 112.0 sq. metres (1206.0 sq. feet)



First Floor

Approx. 74.9 sq. metres (805.7 sq. feet)



Total area: approx. 186.9 sq. metres (2011.7 sq. feet)

Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only
Plan produced using PlanUp.