



74 Hintlesham Drive, Felixstowe, Suffolk, IP11 2YL

£299,995 STUNNING DETACHED HOUSE IN PRIVATE CLOSE

**DIAMOND
MILLS**

Established 1908

Situated in an exclusive close of two properties at the top of Hintlesham Drive, a rarely available three bedroom two bathroom detached house with a garage and conservatory boasting an enclosed south facing rear garden.

The property is conveniently located for easy access onto the A12 and A14 and to the local Morrisons superstore over the road. There is also a green and park over the road.

MAIN ENTRANCE

Pitched tiled porch. UPVC double glazed entrance door opening to:-

ENTRANCE HALL

Laminate flooring. Radiator. Staircase to first floor. Door to:-

GROUND FLOOR CLOAKROOM

Vinyl flooring. White suite comprising vanity wash hand basin, low level WC, radiator, extractor fan.

LOUNGE/DINER

21' 00" x 10' 11" (6.4m x 3.33m) Laminate flooring. Two radiators. Square bay window to front aspect. Sliding doors to Conservatory. Doorway to:-

KITCHEN

8' 10" x 7' 2" (2.69m x 2.18m) Laminate flooring. Range of fitted eye and base level units with laminate work tops, tiled splash backs, one and a half bowl stainless steel sink unit with hot and cold water tap, built in electric double oven, plumbing for automatic washing machine, four ring hob with extractor hood over, window to rear aspect. Cupboard housing gas fired combination Vaillant boiler.

CONSERVATORY

17' 2" x 8' 10" (5.23m x 2.69m) Of brick and UPVC construction. Tiled floor with under floor heating. French doors to rear garden.

FIRST FLOOR ACCOMMODATION

FIRST FLOOR LANDING

Doors leading off to:-

BEDROOM ONE

10' 9" x 9' 7" (3.28m x 2.92m) Fitted carpet. Radiator. Window to rear aspect. Door to:-

ENSUITE SHOWER ROOM

Contemporary white suite consisting of tiled floor, low level WC, vanity wash hand basin, chrome heated towel rail, shower cubicle, obscured window to rear aspect.

BEDROOM TWO

10' 6" x 8' 4" (3.2m x 2.54m) Fitted carpet. Radiator. Window to front aspect. Built in cupboard.

BATHROOM

Vinyl floor. White suite comprising low level WC, pedestal wash hand basin, bath unit with shower hose, part tiled walls, window to side aspect. Extractor fan.

BEDROOM THREE

9' 11" x 6' 6" (3.02m x 1.98m) Fitted carpet. Radiator. Window to front aspect.

OUTSIDE

The property is well set back from the road in a private close of just two properties and offers a driveway providing off road parking a small area of lawn to the front and access to the garage which has light and power connected and an up and over door to front.

The rear garden is fully enclosed by fencing and offers a most pleasant south westerly aspect which is mainly laid to lawn with a garden shed in one corner.

There is pedestrian side access on the south side of the property and there is an outside water tap and pedestrian gate to the front as well as space to store the bins.

COUNCIL TAX BAND

Band C.

ENERGY PERFORMANCE CERTIFICATE

The current energy performance rating is C (73) with a potential rating of B (88) and the current energy performance certificate is valid until 24th January 2024.

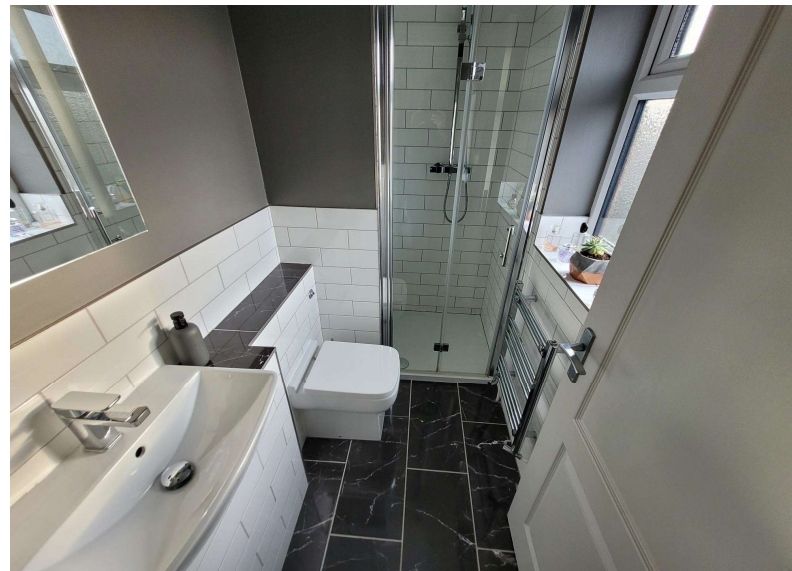
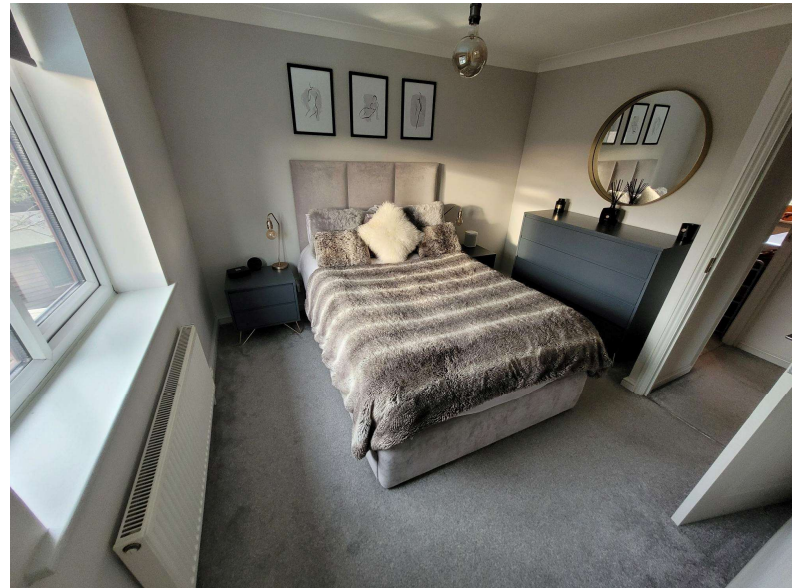
AGENTS NOTE

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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