



**25 Brook Lane, Felixstowe, Suffolk, IP11 7JP**

**£800,000** SUPERIOR DETACHED BUNGALOW FOR SALE WITH NO ONWARD CHAIN

**DIAMOND  
MILLS**  
*Established 1908*

**NO ONWARD CHAIN** A rarely available and significantly modernised and extended detached bungalow situated in a sought after location of Old Felixstowe and set within close proximity of the sea at the end of the road.

**This stunning property has been remodelled and transformed into a contemporary single storey dwelling and is finished to a high specification throughout being in 'show home' condition and ready to move straight in.**

**The bungalow also benefits from a generous feed in tariff from south facing solar panels and landscaped gardens to the front and rear with a purpose built garden room / studio and west facing patio area being ideal for the afternoon sun.**

**The property is located in one of Felixstowe's most popular residential locations, a few minutes walk to the sea, beach, promenade and Cobbolds Point and is convenient for golf and sailing facilities at The Ferry and is just over half a mile from Felixstowe's main town centre shopping thoroughfare.**

#### **FRONT ENTRANCE**

Contemporary composite entrance door with matching panels both sides opening to:-

#### **ENTRANCE HALL**

Karndean flooring. Vertical radiator. L shaped with built in cupboard housing hot water cylinder. Doors feeding off to:-

#### **SITTING ROOM**

18' 00" MAX x 16' 1" (5.49m x 4.9m) Karndean flooring. Two electric radiators. Windows to front and side aspects. Feature inset coal and log effect burner. Opening to:-

#### **COUNCIL TAX BAND**

Band E.

#### **ENERGY PERFORMANCE CERTIFICATE**

The current energy performance rating is E (40) with a potential rating of B (82) and the current energy performance certificate is valid until 7th March 2034.

#### **KITCHEN/BREAKFAST ROOM**

27' 10" x 10' 11" (8.48m x 3.33m) Karndean flooring. Underfloor heating. Bi-folding doors to side. French doors to the rear garden. Breakfast bar with space for three stools. Contemporary kitchen consisting of a range of eye and base level units with marble work tops and upstands. Various integrated appliances to include tall fridge, tall freezer, double doored pantry cupboard, slide and hide NEFF double oven, five ring induction hob with extractor hood over. Lamona dishwasher, Lamona washing machine and tumble dryer. Built in double bin unit. Single sink with inset drainer into work top. Single door to rear garden. Door leading to entrance hall.

#### **BEDROOM THREE / STUDY**

10' 4" x 8' 2" (3.15m x 2.49m) Fitted carpet. Radiator. Window to front aspect.

#### **SHOWER ROOM**

Karndean flooring. Modern suite with a blue and gold theme comprising vanity wash hand basin, low level WC, walk in shower cubicle, heated towel rail, extractor fan, part tiled walls, obscured window to rear aspect.

#### **BEDROOM TWO**

12' 5" x 11' 11" (3.78m x 3.63m) Fitted carpet. Electric radiator. Window to front aspect.

#### **BEDROOM ONE**

16' 9" x 10' 11" (5.11m x 3.33m) Fitted carpet. Electric radiator. Window to rear aspect. Door to:-

#### **DRESSING ROOM**

8' 4" x 7' 3" (2.54m x 2.21m) Window to side aspect.

#### **ENSUITE SHOWER ROOM**

Modern white suite comprising low level WC, wash hand basin and shower cubicle. Window to side aspect.

#### **GARAGE**

18' 5" x 8' 8" (5.61m x 2.64m) Electronic roller door to front.

## OUTSIDE

The property is set in established landscaped gardens with the front of the property enclosed by a white rendered brick wall with a double opening to the stone laid driveway offering parking for up to four vehicles leading to the front entrance and garage with an area of lawn, well stocked front garden with a variety of shrubs and trees. There is pedestrian access down both sides of the bungalow.

The rear garden is secluded and mainly laid to lawn and there are shrubs and hedging to boundaries and a purpose built garden room / studio and timber garden shed. On the west side of the property there is a private patio area that can also be accessed from the kitchen diner.

## 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.**

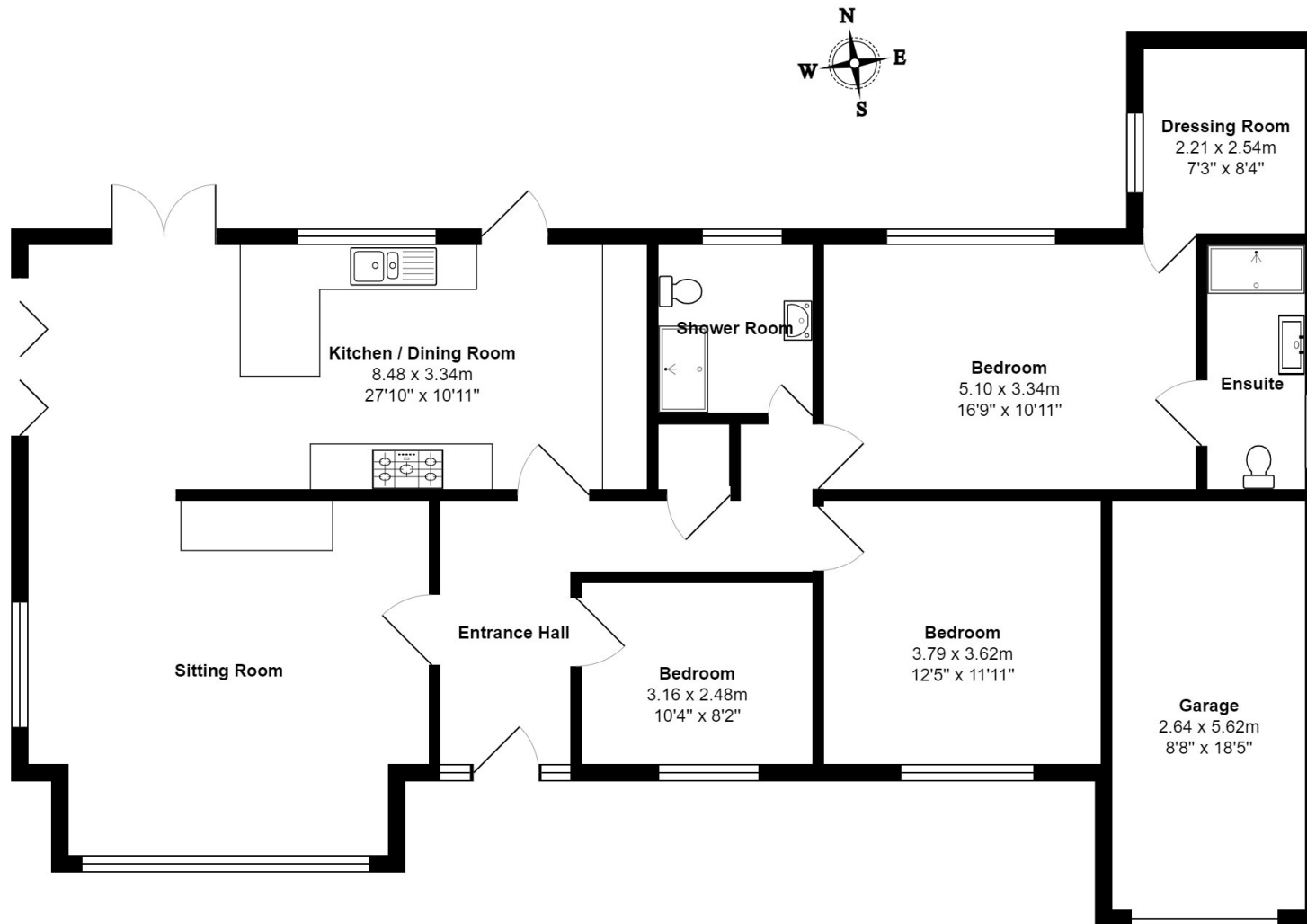




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Total Area: 141.4 m<sup>2</sup> ... 1522 ft<sup>2</sup>

All measurements are approximate and for display purposes only