



55 Wentworth Drive, Felixstowe, Suffolk, IP11 9LB

£350,000 OLD FELIXSTOWE LOCATION

**DIAMOND
MILLS**

Established 1908

A modern semi-detached bungalow in a sought after residential area within Old Felixstowe. There are two double bedrooms, a sitting room, kitchen and bathroom. There is ample off road parking and a garage. South facing rear garden.

FRONT ENTRANCE

UPVC Double glazed entrance door with matching side panel to entrance lobby.

ENTRANCE HALL

Accessed from Entrance Lobby via UPVC double glazed door and matching side panel. Fitted carpet. Radiator. Doors feeding off to

BATHROOM

Fitted with a three piece white suite comprising low level WC, pedestal wash hand basin and bath with shower over and glass screen. Fully tiled walls and frosted glass window to front aspect. Radiator.

KITCHEN

8' 9" x 10' 2" (2.67m x 3.11m) Fitted with a range of wall and base units with laminate work tops and an inset one and a half bowl sink unit with single drainer. Space for gas cooker with extractor hood over and space for under counter fridge and freezer. Plumbing for automatic washing machine. Floor standing gas fired boiler. Pantry cupboard. Serving hatch to sitting room. Built in cupboard housing hot water cylinder. Fully tiled walls. Loft hatch. Window to front aspect.

SITTING ROOM

11' 7" x 19' 3" (3.52m x 5.86m) The focal point of this room is the open fireplace with inset gas fire. Radiator. Sliding glazed external doors to the rear. The current owner has a small dining table at one end.

BEDROOM ONE

13' 6" x 9' 11" (4.11m x 3.03m) A double bedroom with double aspect windows and fitted bedroom furniture. Radiator.

BEDROOM TWO

9' 6" x 10' 7" (2.89m x 3.21m) Another double bedroom. Window to rear aspect. Radiator.

LOBBY

With external door. Internal door to:-

GARAGE

9' 1" x 15' 6" (2.77m x 4.73m) With up and over door.

OUTSIDE

There is ample off road parking in front of the bungalow which is approached over a paved drive. To the rear of the bungalow there is an enclosed paved south facing courtyard garden with fencing and brick wall to boundaries and there is a side gate providing pedestrian access out to the adjoining green.

COUNCIL TAX BAND

Band C.

ENERGY PERFORMANCE CERTIFICATE

The current energy performance rating is D (56) with a potential rating of B (85) and the current energy performance certificate is valid until 13th March 2034.

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.





