



**3 Lodge Farm Drive, Felixstowe, Suffolk, IP11 7JY**

**£650,000 RARELY AVAILABLE BUNGALOW**

**DIAMOND  
MILLS**

*Established 1908*

**Situated in a quiet residential cul-de-sac in Old Felixstowe, a rarely available three bedroom detached bungalow presented in show home condition.**

**This stunning single storey dwelling consists of an entrance porch, entrance hallway, three double bedrooms (one of which is currently used as a study and one with an ensuite shower room), a contemporary kitchen / breakfast room with various integrated appliances, shower room, sitting room, conservatory and attached single garage.**

**The boiler was installed in March 2024 and the heating system is a gas fired central heating system to radiators. All windows are UPVC double glazed sealed units.**

**On the roof there are 18 solar panels. The solar panels are paid for and included in the sale. The property is also equipped with an alarm system.**

#### **FRONT ENTRANCE**

Composite entrance door and matching side panel to:-

#### **ENTRANCE PORCH**

Part glazed double doors opening to:-

#### **ENTRANCE HALL**

Engineered oak flooring. Radiator. Built in storage cupboards with sliding doors. Doors off to:-

#### **SITTING ROOM**

15' 11" x 11' 9" (4.85m x 3.58m) Fitted carpet. Radiator. Window to front aspect. Bespoke window shutters.

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

21' 10" x 9' 4" (6.65m x 2.84m) Engineered oak flooring. Contemporary fitted kitchen with Granite stone work tops and tiled splash backs. One and a half bowl stainless steel sink unit with drainer, four ring electric hob with extractor hood over, under counter single electric oven, integrated dishwasher, recess for American Style fridge freezer, plumbing for automatic washing machine. Wall cupboard housing gas fired boiler installed in March 2024. Window to rear aspect. Door to rear garden. Radiator. Area for dining table. Sliding doors to:-

#### **CONSERVATORY**

10' 2" x 7' 3" (3.1m x 2.21m) Of UPVC double glazed construction. Engineered oak flooring. Under floor heating. French doors to rear garden.

#### **SHOWER ROOM**

Tiled floor and part tiled walls. White suite comprising low level WC, vanity wash hand basin, walk in shower cubicle, chrome heated towel rail, obscured window to rear aspect.

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

13' 00" x 9' 4" (3.96m x 2.84m) Engineered oak flooring. Radiator. Window to rear aspect. Built in cupboard.

#### **BEDROOM TWO**

17' 2" x 9' 4" (5.23m x 2.84m) Engineered oak flooring. Radiator. Built in wardrobes. Two windows to front aspect, both with bespoke fitted shutters.

#### **BEDROOM ONE**

17' 00" x 12' 8" (5.18m x 3.86m) Fitted carpet. Radiator. Fitted sliding wardrobes. Window to rear aspect with bespoke fitted shutters. Door to:-

### **ENSUITE SHOWER ROOM**

Under floor heating. Vinyl flooring. Contemporary suite comprising low level WC, vanity wash hand basin, tiled walls, heated towel rail, shower cubicle, obscured window to rear aspect.

### **OUTSIDE**

To the front of the property is a tarmac driveway providing off road parking and leading to the single garage with an electronic up and over garage door. The other half of the front garden is landscaped with a shingle border offers a small array of little shrubs, plants and flowers. There is pedestrian side access on the north side of the bungalow and a gate keeping the rear garden enclosed. The front of the garage has a service door and an up and over door to the front.

The rear garden offers a good degree of privacy and is predominately east facing and has been landscaped to offer a parcel of lawn, a patio area with a pathway leading round the edge and there are raised sleeper borders to the boundaries as well as panelled fencing. On the rear of the bungalow is a water tap and there is space on the north side of the bungalow for storage of bins.

### **COUNCIL TAX BAND**

Band D.

### **ENERGY PERFORMANCE CERTIFICATE**

The current energy performance rating is B (89) with a potential rating of A (95) and the current energy performance certificate is valid until 3rd April 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.**





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