



11 Ferry Lane, Felixstowe, Suffolk, IP11 2UR
£299,995 CHAIN FREE DETACHED HOUSE

**DIAMOND
MILLS**
Established 1908

A modern detached four bedroom family house with two reception rooms, fitted kitchen, cloakroom and wet room, offered for sale with no onward chain. Enclosed rear gardens and a garage.

PORCH

A covered porch with door to hall.

HALL

The stairs lead to the 1st floor from the hall. Radiator.

CLOAKROOM (S)

Fitted with a two piece white suite comprising wash basin and low level WC.

SITTING ROOM (W)

15' 6" x 12' (4.72m x 3.66m) A comfortable sitting room with radiator.

DINING ROOM (E)

13' 3" x 9' 6" (4.04m x 2.9m) With radiator and glazed external doors.

KITCHEN (E)

12' 3" x 8' 3" (3.73m x 2.51m) Fitted with a range of wall and base units and an inset one and a half bowl stainless steel sink unit with single drainer. The appliances include a hob, microwave and oven. There is plumbing for a washing machine and dishwasher. The Baxi gas fired boiler is in the kitchen. External door.

LANDING

With access to the loft void. Linen cupboard. Doors to bedrooms and wet room.

BEDROOM (W)

13' 8" x 10' 6" (4.17m x 3.2m) A double bedroom with a radiator.

BEDROOM (E)

12' 9" x 8' 6" (3.89m x 2.59m) Built in wardrobe cupboard. Radiator.

BEDROOM (W)

10' 6" x 9' 2" (3.2m x 2.79m) Max. There is a radiator in this room.

BEDROOM (E)

9' 3" x 7' 6" (2.82m x 2.29m) There is a radiator in this bedroom.

WETROOM (S)

7' 3" x 6' 3" (2.21m x 1.91m) With shoer, wash basin and low level WC. Heated towel rail/radiator.

OUTSIDE

To the front of the property is a lawn that wraps around the north side of the house. This is adjacent to the driveway providing off road parking which leads to the single garage with an up and over door to front.

COUNCIL TAX BAND

Band D.

ENERGY PERFORMANCE CERTIFICATE

The current energy efficiency rating is C (70) with a potential rating of B (82).

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

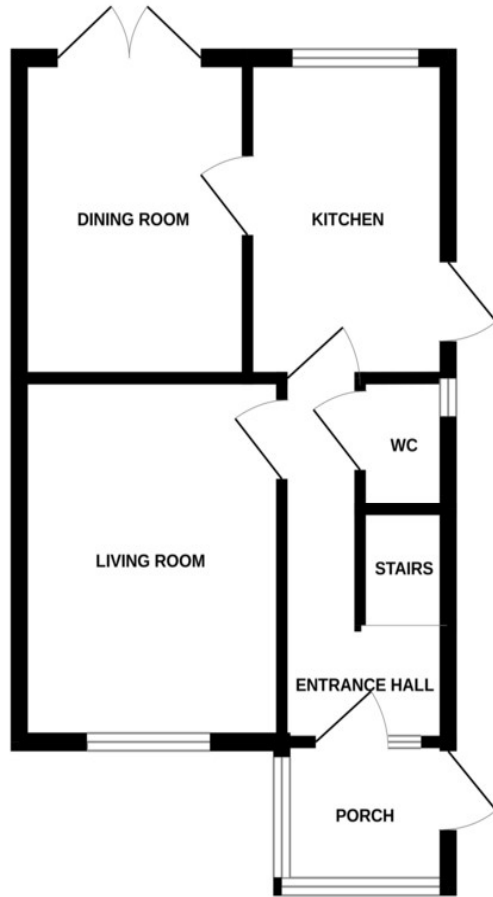
VIEWING

By prior appointment with the vendors agents -
DIAMOND MILLS & CO. (01394) 282281.

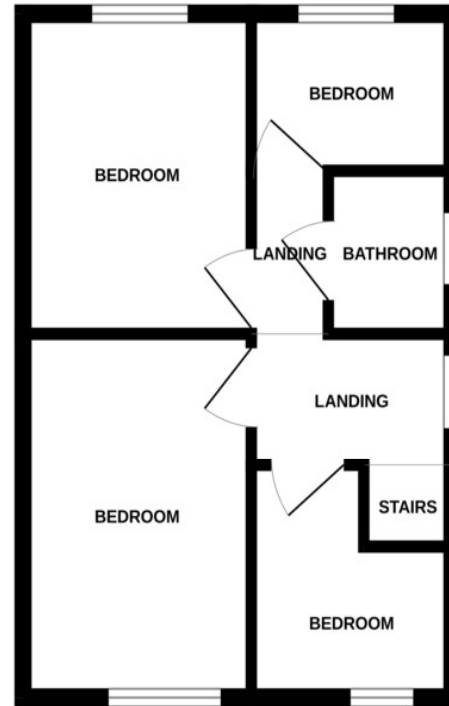




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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