



3 Bacton Road, Felixstowe, Suffolk, IP11 7PZ

£525,000 TOWN HOUSE CLOSE TO THE SEA AND TOWN

**DIAMOND
MILLS**

Established 1908

A superbly presented four bedroom semi detached town house with accommodation set over four floors, in excellent condition situated a short distance to the town and sea.

The house boasts flexible accommodation and is set over four floors. Further benefits include off road parking, garage, two en-suites, open plan kitchen / dining room / family room, utility room and the potential for a self contained annex on the lower ground floor.

Additionally there is also a balcony to the front of the property offering distant sea views.

Heating is supplied in the form of gas fired central heating to radiators and windows are made up of double glazed units.

A viewing is highly recommended to appreciate the modern, spacious and flexible accommodation on offer.

Steps leading to the covered entrance porch under steps outside meter cupboard. UPVC entrance door opening to:-

ENTRANCE PORCH

6' 9" x 3' 6" (2.06m x 1.07m) Obscured window to the front aspect. Further door opening to:-

ENTRANCE HALL

Radiator, windows to the side aspect, stairs leading to the first floor and further stairs leading to the lower ground floor, door leading to:-

SITTING ROOM

20' 8" x 14' 5" reducing to 10' 8" (6.3m x 4.39m) Solid wood flooring, radiator, TV point, window to the front aspect, wall lights, double door opening into:-

OPEN PLAN KITCHEN / DINING / FAMILY ROOM

DINING AREA

10' 9" x 7' 11" (3.28m x 2.41m) Radiator, tiled flooring, opening to:-

FAMILY ROOM

19' 3" x 8' 8" (5.87m x 2.64m) Matching tiled flooring, radiator, window to the side aspect, two patio doors overlooking the rear garden. Opening to:-

KITCHEN

15' x 9' 10" (4.57m x 3m) Modern re-fitted kitchen comprising fitted worktops Shaker style units above and matching storage units and drawers below, stainless steel one and half bowl sink unit with hose style mixer tap and single drainer, integrated appliances such as dishwasher, wine cooler, double oven with double microwave/grill above. five ring gas hob with cooker hood above, space for freestanding American fridge freezer, window to the side aspect, spotlights, under counter and kick board lighting.

LOWER GROUND FLOOR

LOBBY AREA

Tiled flooring, large under stairs storage cupboard radiator, further storage cupboard, door to outside. Door opening to:-

CLOAKROOM

Suite comprising low level W.C., extractor fan, door to:-

ENTERTAINMENTS ROOM

20' 8" x 16' 2" (6.3m x 4.93m) Solid wood flooring, radiator, TV point. Large walk-in storage cupboard 6'1" x 4'4" with tiled flooring, fitted worktops and storage units above matching units below.

UTILITY ROOM

6' 3" x 6' 1" (1.91m x 1.85m) Space and plumbing available for a washing machine, worktops, radiator, tiled flooring.

GARAGE

17' 7" x 10' 6" (5.36m x 3.2m) Light and power connected, electric roller door, (Could be converted to living accommodation subject to the necessary planning consents).

FIRST FLOOR LANDING

Stairs leading to the second floor, window to the side aspect, storage cupboard, radiator, obscured glazed door opening onto the balcony to the front aspect with wrought iron railings and offers distant views of the sea.

BEDROOM 1

12' 10" x 10' 6" (3.91m x 3.2m) Radiator, TV point, window to the rear aspect and features a walk-in wardrobe measuring 10'6" x 4'3" comprising fitted wardrobe units. Door to:-

EN-SUITE SHOWER ROOM

9' 9" x 5' 10" (2.97m x 1.78m) Suite comprising hand wash basin with mixer tap and a double width walk-in shower cubicle with twin rainfall shower heads, heated towel rail, obscured window to the rear aspect, built-in storage cupboard. Spotlights.

BEDROOM 2

11' x 10' 9" (3.35m x 3.28m) Radiator, window to the front aspect.

SHOWER ROOM

8' 5" x 5' 11" (2.57m x 1.8m) Modern suite comprising low level W.C., wash hand basin with mixer tap, double width walk-in shower cubicle with twin shower heads, fully tiled walls, heated towel rail, two obscured windows to the side aspect.

SECOND FLOOR LANDING

Access to loft space, two storage cupboards, doors leading to:-

CLOAKROOM

Low level W.C., extractor fan, fully tiled walls and floors.

BEDROOM 3

14' 5" x 10' 9" (4.39m x 3.28m) Radiator, window to the rear aspect, archway opening to:-

EN-SUITE

9' 9" x 7' (2.97m x 2.13m) Suite comprising vanity hand wash basin with mixer tap and storage cupboards below, paneled bath with mixer tap and shower head attachment, fully tiled walls, radiator, restricted ceiling height with Velux window to the rear aspect, airing cupboard housing hot water cylinder.

BEDROOM 4

14' 2" x 10' 10" (4.32m x 3.3m) Radiator, window to the front aspect. Built-in wardrobes, distant sea views.

OUTSIDE

The property offers a driveway providing off street parking for one vehicle which leads up to the integral garage, steps leading to the raised front garden which is low maintenance and shingled, outside light.

The rear garden is east facing and has a brick wall to the boundaries and consists of a wrap around patio area leading to hard standing area, outside water tap, storage shed. Partly laid to lawn, concrete base for decking or potential to be a landscaped patio etc, outside power sockets, raised flower beds and the rear garden does offer a good amount of privacy.

COUNCIL TAX BAND

Band E.

ENERGY PERFORMANCE CERTIFICATE

The current energy performance rating is C (70) with a potential rating of C (79) 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.

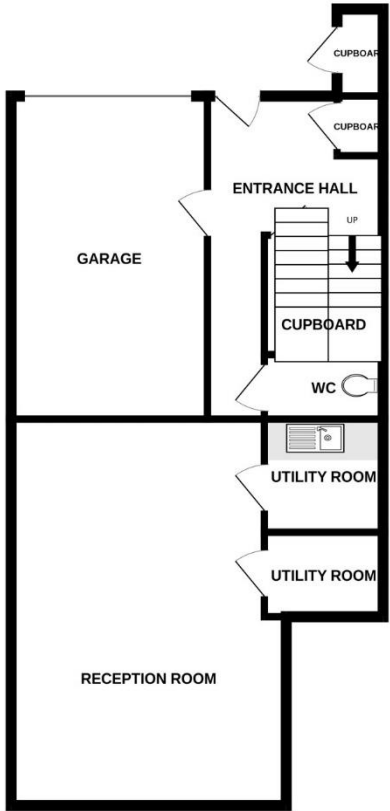
VACANT POSSESSION ON COMPLETION

VIEWING

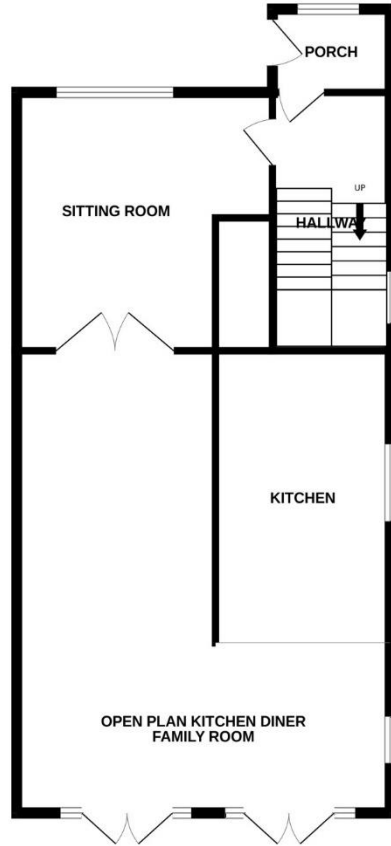
By prior appointment with the vendors agents -
DIAMOND MILLS & CO. (01394) 282281.



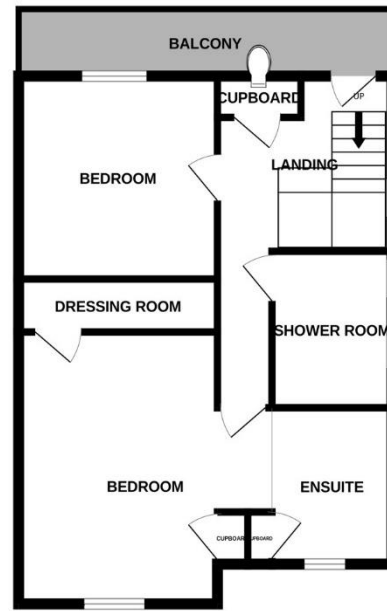
LOWER GROUND FLOOR



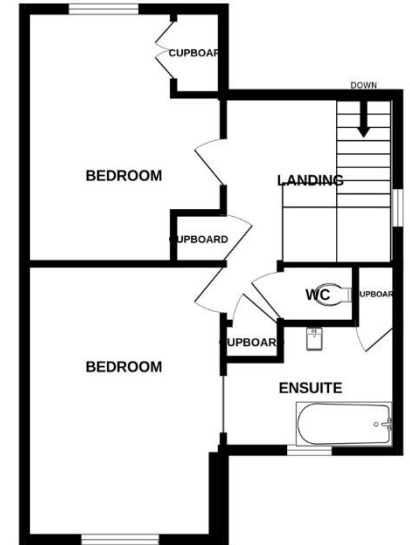
GROUND FLOOR



1ST FLOOR



2ND 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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