



58 Ascot Drive, Felixstowe, IP11 9DW

£350,000 FREEHOLD

**DIAMOND
MILLS**

Established 1908

A well appointed detached bungalow situated in the popular village of Walton just outside Felixstowe. This extended bungalow has two reception rooms, two double bedrooms, a modern kitchen and bathroom. The rear garden faces South and there is off road parking, a car port and a garage.

COVERED ENTRANCE

HALL

13' 9" x 4' 3" (4.19m x 1.3m) overall. The airing cupboard is in the hall and there is a radiator. Access to the boarded loft void with ladder and light. The gas fired boiler is in the loft.

LIVING ROOM (N&W)

16' 9" x 11' (5.11m x 3.35m) max. With bay window to front and two radiators.

KITCHEN (N)

16' 9" x 10' 3" (5.11m x 3.12m) max. Fitted with a range of modern wall and base units with an inset stainless steel one and a half bowl sink unit with single drainer. The appliances include a Flavel Aspen 100 gas range style cooker with filter hood over, and a Samsung fridge/freezer. there is plumbing for a washing machine and a radiator in the kitchen. The kitchen opens into the dining room.

DINING ROOM (N&S)

17' 3" x 6' (5.26m x 1.83m) A light dining area with roof light, window to front and glazed external doors to the terrace to the rear. There is a radiator in the dining room.

BEDROOM (S)

12' 3" x 10' 6" (3.73m x 3.2m) A South facing double bedroom with fitted wardrobe cupboards and a radiator.

BEDROOM (S)

10' 9" x 10' 3" (3.28m x 3.12m) Another South facing double bedroom with a radiator.

BATHROOM (E)

6' 6" x 5' 6" (1.98m x 1.68m) Fitted with a three piece white suite comprising panel bath with shower and screen over, wash basin and low level WC. The bathroom is fully tiled and has a towel rail/radiator.

OUTSIDE

A drive providing off road parking leads up to the car port to the West of the house. Beyond this is the garage.

GARAGE

19' 3" x 9' (5.87m x 2.74m) With up and over door and courtesy door to the rear garden. There is power and light and a water tap in the garage.

REAR GARDEN.

The enclosed South facing rear garden is a particularly attractive feature of this property.

An extensive paved terrace extends along the East and South of the bungalow. Beyond the terrace is an area of Astroturf making this a low maintenance garden. There is external lighting and a water tap. In the South Western corner of the garden is a little summer house/store.

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ENERGY PERFORMANCE CERTIFICATE

The current EPC rating is C (70) with a potential of B (86) which is valid until 6th June 2034.

COUNCIL TAX BAND

C

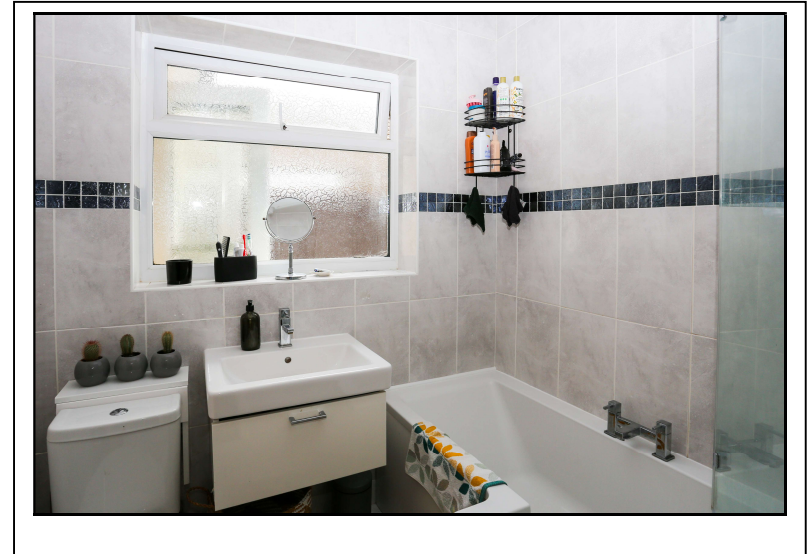
AGENTS NOTE

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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