



18 Fairfield Avenue, Felixstowe, Suffolk, IP11 9JN

£425,000 RARE 3 BED SEMI ON CORNER PLOT

**DIAMOND
MILLS**

Established 1908

A rarely available double bay fronted three bedroom semi detached house, positioned on a corner plot with generous gardens and for sale with a complete chain and planning permission granted for a magnificent wrap around single storey extension.

FRONT ENTRANCE

STORM PORCH

Newly fitted solid wood entrance door with stain glass decorative surround.

ENTRANCE HALL

Radiator. Staircase to first floor, picture rails. Under stairs storage cupboard.

DINING ROOM

11' 5" x 10' 11" (3.48m x 3.33m) Traditional floorboards, picture rails. Radiator. Window to rear aspect, door to rear patio.

KITCHEN

14' 7" x 8' 6" (4.44m x 2.59m) Vinyl flooring. Fitted base units with laminate worktops. Wall mounted double cupboard, 'Belling' fan assisted oven with gas hob. One and a half bowl sink with drainer, tiled splashbacks, window to side aspect, glazed door to:-

LEAN TO

14' 1" x 6' 1" (4.29m x 1.85m) Windows to side and front and rear view. Door to outside.

SEPARATE WC

High level w/c.

UTILITY ROOM

Separate utility room with plumbing for a washing machine.

(OFF KITCHEN)

6' 11" x 3' 05" (2.11m x 1.04m) With water softener. Window to rear aspect.

LIVING ROOM

13' 7" into bay x 13' 6" (4.14m x 4.11m) Traditional floorboards. Radiator. Charnwood log burning stove with tiled surround and hearth. Wooden mantelpiece. Bay window to front aspect, picture rails.

FIRST FLOOR LANDING

11' 1" x 7' 11" (3.38m x 2.41m) Built in airing cupboard. Loft access with loft ladder and the loft is part boarded. Picture rails.

BEDROOM ONE

15' 3" x 8' 10" (4.65m x 2.69m) Fitted carpet. Radiator. Window to side aspect. Window to rear aspect. Bespoke built in wardrobe. Picture rails.

BEDROOM TWO

13' 10" into bay x 11' 8" (4.22m x 3.56m) Fitted carpet. Bay window to front aspect. Picture rails. Vertical radiator.

BEDROOM THREE

8' 2" x 7' 11" (2.49m x 2.41m) Traditional floorboards. Radiator. Window to front aspect. Picture rails.

CONTEMPORARY BATHROOM SUITE

Low level WC, bath tub, vanity wash hand basin, Herringbone style Karndean flooring. Heated towel rail. Separate shower cubicle with rainwater shower fitment, part tiled walls, built in cupboard housing gas fired boiler (not tested). Extractor fan. LED spotlights.

FRONT GARDEN

To the front of the property are two parcels of lawn with a dwarf brick wall to the front boundary and pathway to the front entrance and further pathway to the side of the property.

REAR GARDEN

112' x 43' (34.14m x 13.11m) A generous size garden offering a good degree of privacy and an excellent space for a family to grow or for the keen gardener. Mainly laid to lawn and fully enclosed by fencing to boundaries. Two patio areas positioned for the afternoon sun coming from the west. Purpose built play area. Various flower, shrub and vegetable borders. Single garage to the rear of the plot with parking in front.

ENERGY PERFORMANCE CERTIFICATE

The current energy performance is D (56) with a potential rating of B (84) and the current energy performance certificate is valid until 7th February 2028.

COUNCIL TAX BAND

Band D.

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.







scale 1:100 @ A3

