



60 Garrison Lane, Felixstowe, IP11 7RP

£375,000 FREEHOLD

**DIAMOND
MILLS**

Established 1908

An established detached four bedroom family house with off road parking for three vehicles and there is a garage as well. The house does require some updating and has three reception rooms on the ground floor and four bedrooms, a bathroom and a separate WC upstairs. The extensive enclosed rear gardens enjoy a Southerly aspect.

RECEPTION HALL

12' 3" x 11' 6" (3.73m x 3.51m) The stairs rise to the first floor from this hall and there is a cupboard beneath them, There is a radiator in the hall.

SITTING ROOM (SE)

13' x 11' 6" (3.96m x 3.51m) The focal point of the room is an open fireplace with inset gas fire. There is a radiator in this room and there is a sliding external door to the terrace.

DINING ROOM (NW&NE)

12' x 11' (3.66m x 3.35m) plus bay With bay window to front. There is a radiator in this room.

BREAKFAST ROOM (NE)

10' x 9' 6" (3.05m x 2.9m) With some fitted wall and base units. There is a radiator in this room and the gas fired boiler is in this room. An archway leads through to the kitchen.

KITCHEN (SE)

9' 6" x 9' 6" (2.9m x 2.9m) Max. With a range of fitted wall and base units and an inset one and a half bowl stainless steel sink unit with single drainer. There is an electric cooker point and there is an external door.

LANDING

There are doors to all the first floor rooms from the landing and there is access to the loft void. Spray foam insulation has been used in the loft.

BEDROOM (NW)

12' x 11' (3.66m x 3.35m) Plus bay With bay window to front. Fitted wardrobe cupboards and the airing cupboard housing the hot water cylinder is in this room.

BEDROOM (SE)

13' x 11' 6" (3.96m x 3.51m) With built in wardrobe cupboard and radiator. This room has been used as a study.

BEDROOM (SE)

9' 9" x 9' 9" (2.97m x 2.97m) With fitted wardrobe cupboard and vanity unit with inset wash basin.

BEDROOM (NW)

9' x 7' 6" (2.74m x 2.29m) With fitted wardrobe cupboard. Radiator.

BATHROOM (NE)

6' x 6' 6" (1.83m x 1.98m) Fitted with a two piece suite comprising panel bath with shower attachment over and vanity unit with inset wash basin. There is a radiator in this room.

SEPARATE WC (NE)

5' 9" x 3' (1.75m x 0.91m) With low level WC.

OUTSIDE

The property is approached over a drive which leads in passed the North East of the house and provides parking for three vehicles. Adjacent to the drive is an outside WC with high level WC and there is a store. At the end of the drive is the garage.

GARAGE

18' 6" x 8' 6" (5.64m x 2.59m) With up and over door and power and light.

THE GARDENS

The front garden is laid to lawn with shrubs around it. Immediately to the South East of the house is a paved terrace beyond which mature gardens extend away. This area is presently laid to lawn and there is a path leading up the garden. Towards the end of this South Easterly facing garden is a Greenhouse and there is another area of lawn beyond this in front of the Gazebo.

ENERGY PERFORMANCE CERTIFICATE

The current EPC rating is... with a potential of ... valid until...

COUNCIL TAX BAND

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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

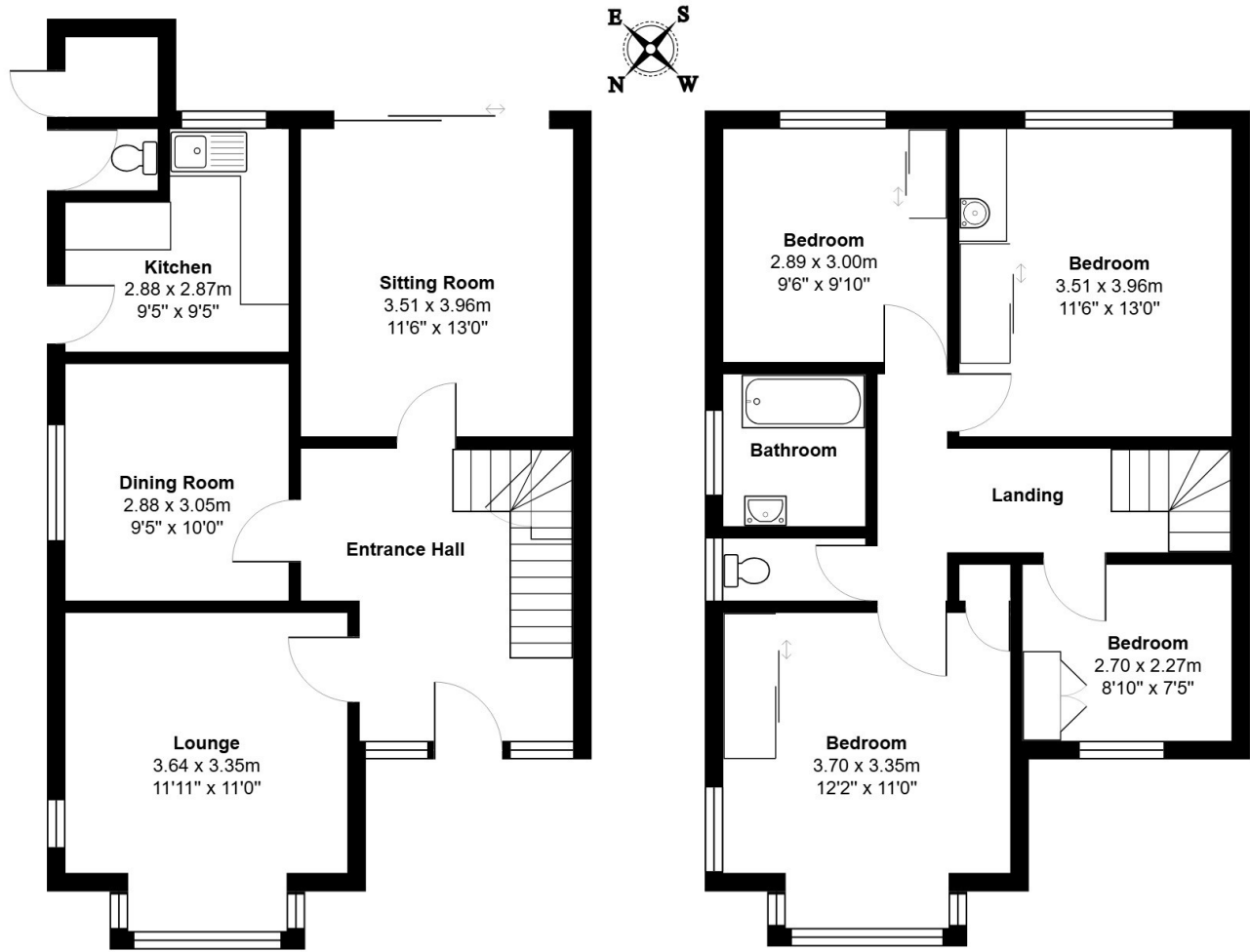
VIEWING

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

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TOTAL AREA: 100.5 m² 1067.5 ft²