



5 Collett Road, Felixstowe, Suffolk, IP11 9FF

£287,500 FREEHOLD

**DIAMOND
MILLS**

Established 1908

Constructed in 2018 by Messrs Barrett Homes, a superbly presented three bedroom semi detached house with a west facing rear garden and off street parking.

The property offers a driveway providing off road parking in tandem for two vehicles and an enclosed west facing rear garden mainly laid to lawn.

COMPOSITE ENTRANCE DOOR WITH GLASS PANE TO:-

ENTRANCE HALL

Laminate flooring. Stairs to first floor. Doors off to:-

GROUND FLOOR CLOAKROOM

White modern suite comprising pedestal wash hand basin with tiled splash backs, low level WC and extractor fan.

LIVING ROOM

16' 4" x 11' 10" (4.98m x 3.61m) Fitted carpet. Radiator. Window to front aspect. Window to side aspect. Wall mounted thermostat for gas central heating system.

DOOR TO:-

KITCHEN DINER

15' 00" x 10' 5" (4.57m x 3.18m) Laminate flooring. Radiator. Contemporary kitchen consisting of a range of eye and base level units with laminate wood effect work tops and upstands. Various integrated appliances to include an under counter electric Zanussi single oven with four ring gas hob over and stainless steel extractor fan above. Integrated dishwasher and fridge freezer. Stainless steel sink with drainer unit. Built in cupboard housing gas fired boiler (not tested by Diamond Mills). Spot lighting. Window to rear aspect. French doors opening to rear garden.

STAIRCASE FROM ENTRANCE HALL TO FIRST FLOOR.

FIRST FLOOR LANDING

Fitted carpet. Radiator. Loft access. Doors off to:-

BEDROOM ONE

12' 00" x 8' 6" (3.66m x 2.59m) Fitted carpet. Radiator. Window to front aspect. Door to:-

EN SUITE SHOWER ROOM

8' 6" x 4' 3" (2.59m x 1.3m) Vinyl flooring. White suite comprising low level WC, pedestal wash hand basin, part tiled walls, shower cubicle, obscured window to side aspect.

BEDROOM TWO

10' 3" x 8' 6" (3.12m x 2.59m) Fitted carpet. Radiator. Window to rear aspect overlooking the garden.

MAIN BATHROOM

6' 2" x 5' 8" (1.88m x 1.73m) Vinyl flooring. White suite comprising low level WC, pedestal wash hand basin, bath unit with mixer shower and screen, obscured window to rear aspect.

BEDROOM THREE

8' 9" x 6' 3" (2.67m x 1.91m) Single bedroom currently used as Nursery, fitted carpet, radiator, feature wall panelling. Window to front aspect.

OUTSIDE

The front garden consists of established shrubs offering a good degree of privacy to the living room. There are two off road parking spaces in tandem, on the driveway.

To the rear of the property is a patio area, external water tap, pedestrian side gate to the driveway and the rear garden offers a westerly aspect being mainly laid to lawn with some raised flower borders, a garden shed and fencing to boundaries.

COUNCIL TAX BAND

Band C.

ENERGY PERFORMANCE CERTIFICATE

The current energy efficiency rating is B (84) with a potential rating of A (96) and the current energy performance certificate is valid until 8th May 2029.

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.



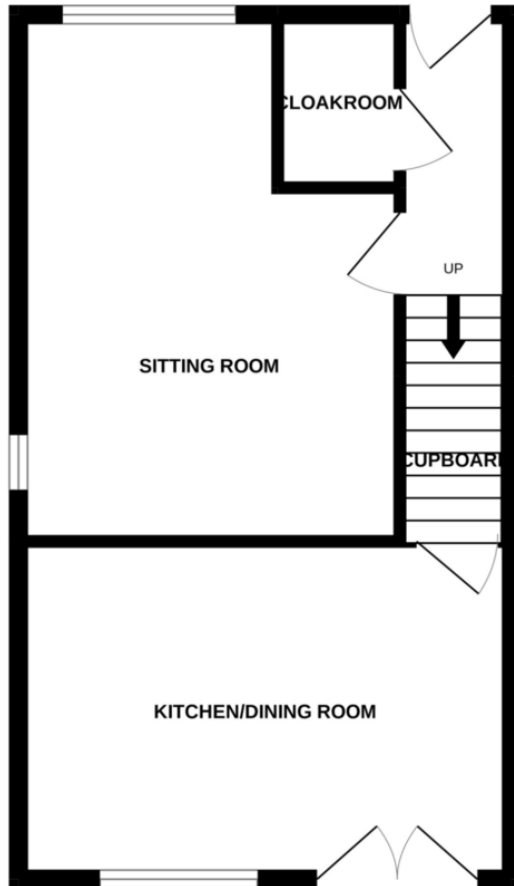


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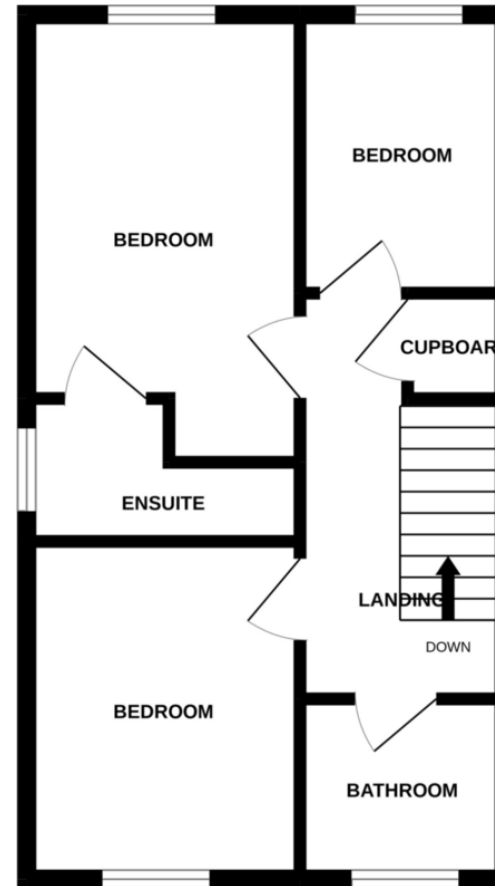
www.diamondmills.co.uk E-mail: sales@diamondmills.co.uk



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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