



88 Valley Walk, Felixstowe, Suffolk, IP11 7TB

£400,000 FREEHOLD

**DIAMOND
MILLS**

Established 1908

A sympathetically modernised four bedroom detached family home set in a quiet cul-de-sac position with FOUR off road parking spaces and a garage.

Composite entrance door with matching side panel to:-

ENTRANCE HALL

Karndean flooring. Radiator. Window to side aspect. Glazed internal door to:-

RECEPTION HALL

17' 2" MAX x 14' 10" MAX (5.23m x 4.52m) Karndean flooring. Radiator. Stair case to first floor. Under stairs cupboard. Internal service door to garage. Door to:-

GROUND FLOOR WC

White suite comprising low level WC, wash hand basin with tiled splash backs, radiator, obscured window to side aspect. Radiator.

LIVING ROOM

15' 9" x 14' 3" (4.8m x 4.34m) Karndean flooring. Radiator. Window to front aspect. Spotlighting.

KITCHEN DINER

22' 5" x 11' 10" (6.83m x 3.61m)

DINER

11' 10" x 11' 00" (3.61m x 3.35m) Radiator. French doors to rear garden. Recess with space and plumbing for automatic washing machine. Double opening to:-

KITCHEN

11' 10" x 8' 11" (3.61m x 2.72m) Vertical radiator. Contemporary kitchen consisting of a range of eye and base level units, Oak work tops, tiled splash backs, ceramic butler sink next to engrained drainer into work top. Space for fridge freezer. AEG electric double oven, four ring gas hob and extractor hood over. Single door to rear garden. Cupboard housing gas fired boiler (not tested).

FIRST FLOOR LANDING

Fitted carpet. Radiator. Window to side aspect. Loft access. Airing cupboard housing hot water cylinder. Doors off to:-

BATHROOM

White suite comprising low level WC, wash hand basin, bath unit with shower over, part tiled walls, chrome heated towel rail, obscured window to rear aspect.

BEDROOM ONE

12' 4" x 12' 2" (3.76m x 3.71m) Fitted carpet. Radiator. Window to front aspect. Built in double wardrobe. Coving. Door to:-

ENSUITE SHOWER ROOM

White suite comprising low level WC, pedestal wash hand basin, shower cubicle, heated towel rail, part tiled walls, obscured window to side aspect. Coving. Tiled floor.

BEDROOM TWO

11' 1" x 8' 2" (3.38m x 2.49m) Fitted carpet. Radiator. Window to front aspect. Built in wardrobes. Coving.

BEDROOM THREE

11' 4" x 8' 2" (3.45m x 2.49m) Fitted carpet. Radiator. Window to rear aspect. Built in wardrobe.

BEDROOM FOUR

8' 00" x 7' 9" (2.44m x 2.36m) Fitted carpet. Built in cupboard. Window to rear aspect. Coving.

INTEGRAL GARAGE

17' 2" x 7' 11" (5.23m x 2.41m) Service door to rear. Up and over door to front. Light and power connected.

OUTSIDE

To the front of the property is a shingle border with a few shrubs and a total of four off road parking spaces and access to the single garage. There is also pedestrian side access down the north side of the property leading to the rear garden.

The rear garden is predominately east facing and has been landscaped to enjoy different areas of the garden. A patio area immediately adjoins the house and there is a central parcel of lawn with various shrub and plant borders to the boundaries. The north east corner of the rear garden offers a bespoke seating area with a Pergola above. Panelled fencing to boundaries.

COUNCIL TAX BAND

Band E.

ENERGY PERFORMANCE CERTIFICATE

The current energy performance rating is 67 (D) with a potential rating of 83 (B) and the current energy performance certificate is valid until 25th April 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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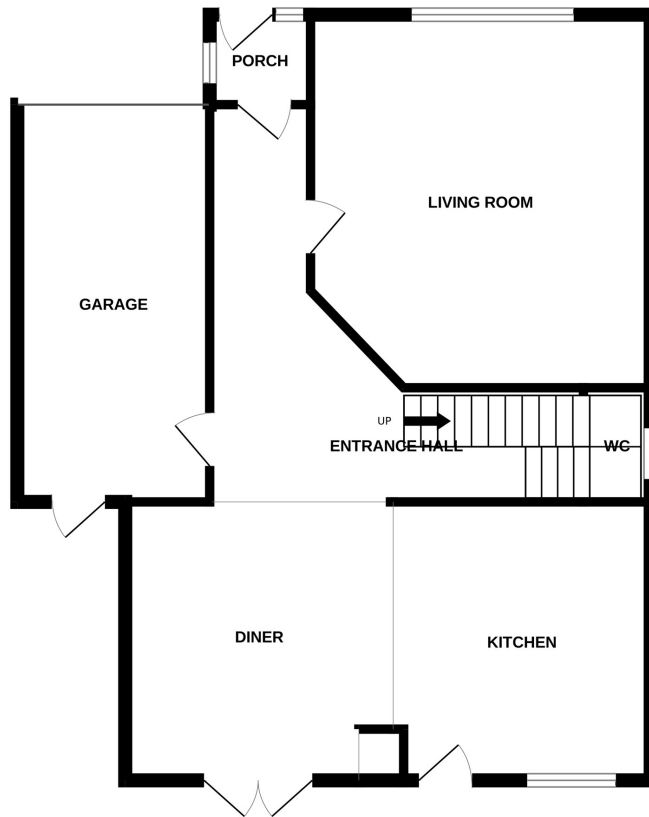


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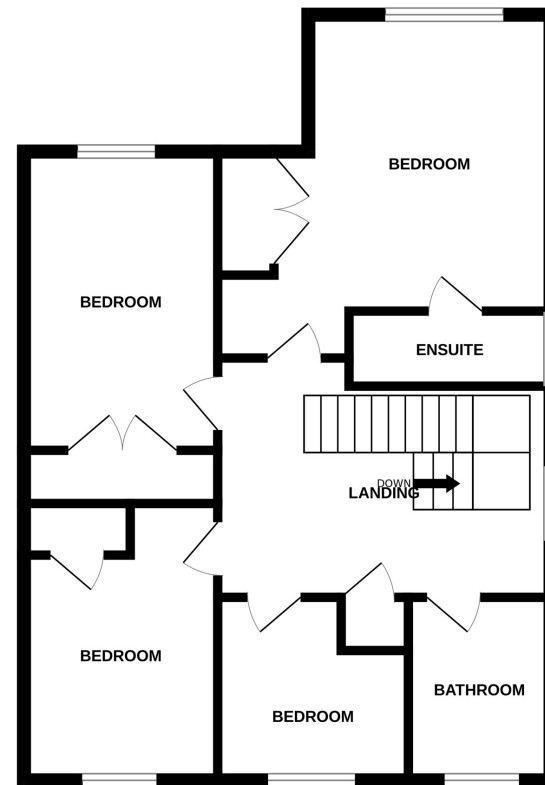
www.diamondmills.co.uk E-mail: sales@diamondmills.co.uk



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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