



17 Colneis Road, Felixstowe, Suffolk, IP11 9HF

£400,000 FREEHOLD

**DIAMOND
MILLS**
Established 1908

A superbly presented two bedroom detached bungalow situated towards the 'town end' of Colneis Road and walking distance to the Grove Medical Centre. Generous block paved driveway and garage.

The accommodation briefly comprises double glazed entrance porch, entrance hall, L-shaped living room / dining room, double glazed conservatory, modern kitchen and bathroom with a four piece white contemporary style suite.

Further benefits include a herringbone block paved low maintenance front garden enabling off street parking for numerous vehicles, single garage, enclosed rear garden offering a good degree of privacy, gas fired central heating with a modern combination boiler and UPVC double glazed windows.

The property is situated in the sought after area of Old Felixstowe, within close proximity to open countryside, yet being less than approximately half a mile from the northern most end of the town centre shopping thoroughfare, with a variety of local and national high street stores available.

UPVC double glazed entrance door opening to:-

ENTRANCE PORCH

UPVC double glazed windows and UPVC double glazed entrance door with stained glass leaded panels opening to:-

ENTRANCE HALLWAY

23' 6" x 3' 10" (7.16m x 1.17m) Parquet flooring, radiator, built-in boiler cupboard housing wall mounted Gloworm gas fired boiler, pine slatted shelves.

LIVING ROOM / DINING ROOM (L-SHAPED)

19' 4" max x 17' 6" max (5.89m x 5.33m)

LIVING AREA

19' 6" x 10' (5.94m x 3.05m) Radiator, TV point, three wall light points, UPVC double glazed window to the side aspect, UPVC double glazed patio doors opening to conservatory.

DINING AREA

8' 7" x 7' 2" (2.62m x 2.18m) UPVC double glazed window to the rear aspect.

CONSERVATORY

17' 9" x 9' (5.41m x 2.74m) Brick base with UPVC double glazed windows, tinted glazed ceiling, limed oak style laminate wood flooring, radiator, TV point, UPVC double glazed French doors opening onto the rear garden.

KITCHEN

12' x 9' 10" (3.66m x 3m) Contemporary with a range of modern units with brushed stainless steel handles made up of base cupboards and drawers, saucepan drawers, work surfaces over, inset ceramic one and a half bowl sink unit with mixer tap, tiled splashback, matching eye level cupboards with under cupboard lighting, integrated dishwasher, space and plumbing for automatic washing machine, space for Range style cooker with extractor hood over, glass splashback, UPVC double glazed window and door to the side aspect.

BEDROOM ONE

16' 4" into bay reducing to 14' 12" (4.98m x 4.57m) Radiator, UPVC double glazed square bay window to the front aspect.

BEDROOM TWO

13' x 10' (3.96m x 3.05m) Range of pine fronted wardrobes and storage cupboards, matching eye level cupboards, radiator, UPVC double glazed window to the front aspect.

BATHROOM / SHOWER ROOM

9' 2" x 9' (2.79m x 2.74m) Modernised to a high standard with a modern white contemporary suite, comprising double size walk-in shower with twin head shower unit tiled surround, glazed curved screen, wash hand basin with mixer tap and high gloss finished vanity drawers below. Bath with central waterfall tap and shower attachment, low level W.C., chrome heated towel rail / radiator, extractor fan, part tiled walls, wall hung high gloss finish double door cupboard, access to loft space with pull down loft ladder, UPVC double glazed windows to the side and rear aspect.

OUTSIDE

To the front of the property there is a herringbone style block paved drive, measuring approximately 40' in width x 31' max in depth, enabling off street parking for numerous vehicles, brick wall and fence to the front boundary, side gate access to the rear garden, access to:-

GARAGE

19' 7" x 7' 6" (5.97m x 2.29m) Twin opening doors, power and light connected, personal door to the rear garden.

REAR GARDEN

To the rear of the property there is an enclosed garden measuring approximately 41' in width x approximately 60' in depth max reducing to approximately 50'. Offering a good degree of privacy, being mainly laid to lawn with established mature trees and shrubs to the rear boundary, timber fencing, integral brick built store, potting shed and cold water tap.

COUNCIL TAX BAND

Band D.

ENERGY PERFORMANCE CERTIFICATE

The current energy performance rating is D (55) with a potential rating of C (78) and the current energy performance certificate is valid until 24th September 2026.

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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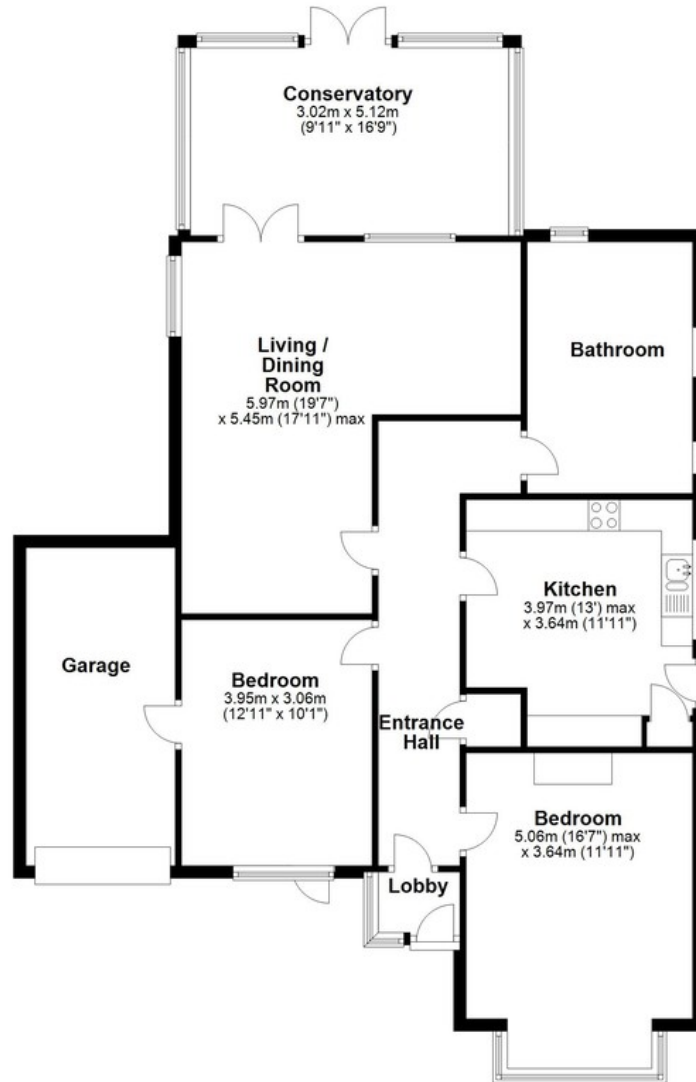
117 Hamilton Road, Felixstowe, Suffolk IP11 7BL Tel: (01394) 282281

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



Ground Floor

Approx. 122.3 sq. metres (1316.3 sq. feet)



Total area: approx. 122.3 sq. metres (1316.3 sq. feet)

Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only
Plan produced using PlanUp.