



62 Glenfield Avenue, Felixstowe, IP11 9JL

£440,000 FREEHOLD

**DIAMOND
MILLS**

Established 1908

An exceptional four bedroom family home set in beautifully landscaped gardens in a sought after location at the end of a cul-de-sac close to the Town Centre and near the Fairfield Infant school. There is ample parking and a garage.

PORCH

6' 9" x 5' (2.06m x 1.52m) With tiled floor and door to the hall.

HALL

12' 9" x 4' 4" (3.89m x 1.32m) The stairs from the hall rise to the first floor. Radiator.

SITTING ROOM

18' 3" x 13' (5.56m x 3.96m) There are two radiators in the sitting room and double doors lead into the dining room.

DINING ROOM

21' 9" x 9' (6.63m x 2.74m) Again, there are two radiators in this room. There is an under stairs cupboard, a door into kitchen and sliding glazed doors into the conservatory.

KITCHEN

8' 9" x 9' 6" (2.67m x 2.9m) Fitted with a range of wall and base units and an inset one and a half bowl sink unit with single drainer. The appliances include a Stoves hob and a Belling double oven with filter hood over and a Hotpoint dish washer. A cupboard houses the Baxi balanced flue gas fired boiler. Return door to hall.

CONSERVATORY

12' 6" x 9' (3.81m x 2.74m) Of UPVC double glazed construction on a brick plinth under a polycarbonate roof. There is a radiator in the conservatory.

CLOAKROOM

5' x 4' 3" (1.52m x 1.3m) Fitted with a two piece white suite comprising vanity unit with inset wash basin and a low level WC. There is a radiator in the cloakroom.

BEDROOM

12' 6" x 9' (3.81m x 2.74m) A double bedroom with fitted wardrobe cupboards and a radiator.

BEDROOM

10' x 9' (3.05m x 2.74m) There is a radiator in this bedroom.

BEDROOM

9' 6" x 9' (2.9m x 2.74m) Built in cupboard and radiator.

BEDROOM

9' x 6' 6" (2.74m x 1.98m) With built in wardrobe cupboard and radiator.

BATHROOM

7' x 5' 6" (2.13m x 1.68m) Fitted with a three piece white suite comprising panel bath with shower over and fitted glazed screen, vanity unit with wash basin and low level WC. There is a heated towel rail/radiator in the bathroom.

GARAGE

19' 4" x 9' (5.89m x 2.74m) With power and light connected. Automated roller door. Plumbing for a washing machine and courtesy door to rear.

OUTSIDE

The property is approached over a blocked paved drive providing off road parking for two vehicles. The rear west facing gardens, grounds and outhouse are a particularly attractive feature of this property. The enclosed landscaped gardens extend away to the rear of the house and are laid to lawn interspersed with shrubs and trees. The gardens are intersected by Indian Sandstone paths and terraces. Outhouses include a substantial cabin/summer house, a garden store and a greenhouse.

AGENTS NOTE

The sale is a probate but it has now been granted.

ENERGY PERFORMANCE CERTIFICATE

The current EPC rating is C (69) with a potential of B (82) valid until November 2034

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.**

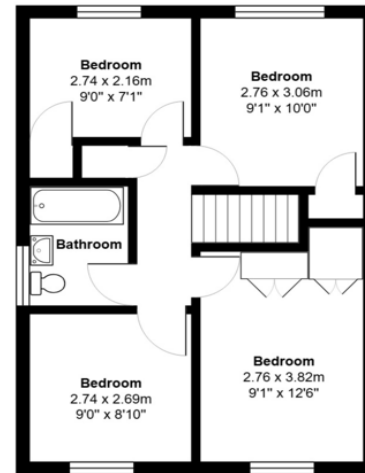
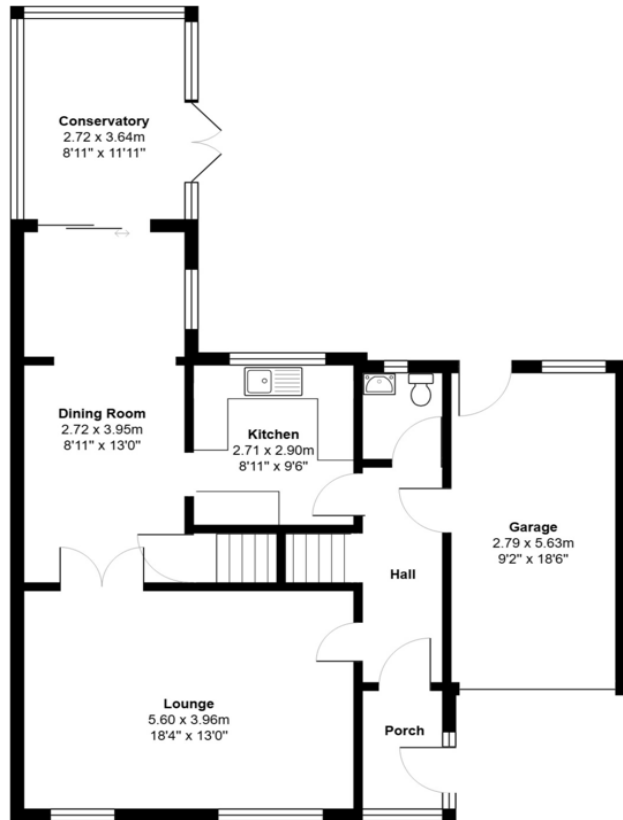




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Total Area: 136.7 m² ... 1472 ft²