



**1 White Horse Close, Felixstowe, Suffolk, IP11 9UJ**

**£299,500 FREEHOLD**

**DIAMOND  
MILLS**  
*Established 1908*

Recently updated with a brand-new kitchen and utility room, this well-appointed two-bedroom detached bungalow is located in a quiet cul-de-sac in the sought-after area of Old Felixstowe. The property benefits from a garage, off-road parking, and a south-facing rear garden, making it ideal for comfortable, single-level living close to local amenities.

**ENTRANCE HALL**

**BEDROOM 1**

11' 1" x 9' 2" (3.38m x 2.79m)

**BEDROOM 2**

9' 2" x 8' 1" (2.79m x 2.46m)

**UTILITY ROOM**

**LOUNGE**

15' 10" x 11' 9" (4.83m x 3.58m)

**BATHROOM**

**KITCHEN**

10' 8" x 7' 5" (3.25m x 2.26m)

**GARAGE**

16' 9" x 8' 4" (5.11m x 2.54m)

**OUTSIDE**

The property benefits from a well-maintained rear garden, south facing and predominantly laid to lawn, with a selection of established shrubs providing colour and privacy. A patio area offers an ideal space for outdoor dining and entertaining.

**COUNCIL TAX BAND**

Band C.

**ENERGY PERFORMANCE CERTIFICATE**

The current energy performance rating is C (71) with a potential rating of B (88) and the current energy performance certificate is valid until 4th May 2035.

**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**

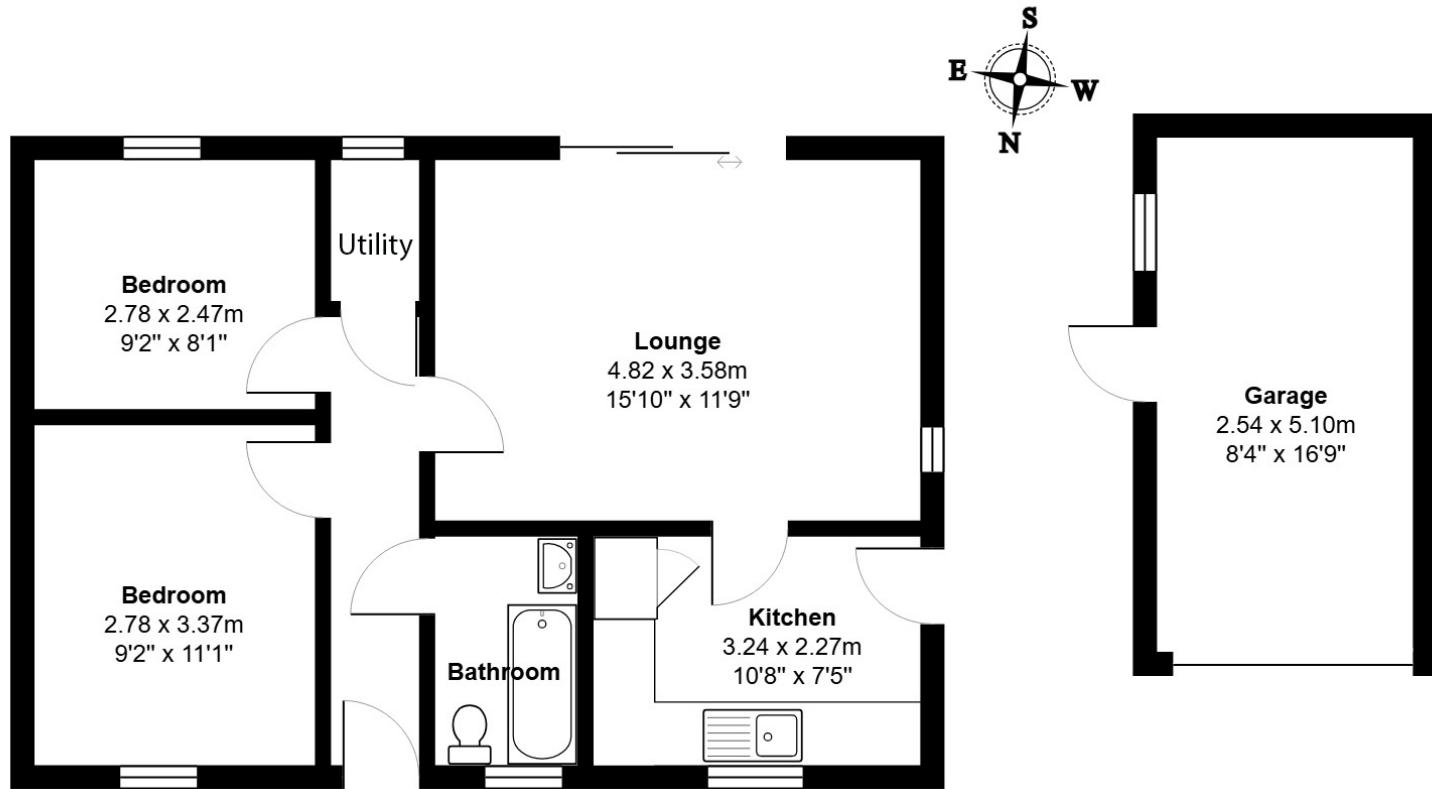
By prior appointment with the vendors agents -

**DIAMOND MILLS & CO. (01394) 282281.**

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Total Area: 65.7 m<sup>2</sup> ... 708 ft<sup>2</sup>