

426 High Road, Felixstowe, IP11 9QP £425,000 FREEHOLD

DIAMOND MILLS Established 1908 A well-presented four-bedroom family house with off road parking, garage and 200' long garden. The accommodation includes a family bathroom, two reception rooms, kitchen conservatory and cloakroom. The vendor has recently replaced the boiler, re-wired the house, updated the bathroom and replaced the carpets.

HALL

The stairs rise to the first floor from the hall and there is a cupboard beneath them.

CLOAKROOM

 $5' \times 2' 9'' (1.52m \times 0.84m)$ With low level WC, wash basin and radiator.

LIVING ROOM

19' 9" x 11' 3" (6.02m x 3.43m) A well proportioned room with double aspect windows and two radiators.

KITCHEN

10' 6" \times 8' ($3.2m \times 2.44m$) Fitted with a range of wall and base units and an inset stainless steel sink unit with single drainer. The appliances include a Logic hob and oven, a dish washer and an integral fridge freezer. There is also plumbing for a washing machine in the kitchen and a radiator.

DINING ROOM

11' 3" \times 8' 6" (3.43m \times 2.59m) There is a radiator in the dining room. The dining room is open into conservatory.

CONSERVATORY

13' 3" x 9' 9" (4.04m x 2.97m) Of double-glazed construction on a plynth under a poly carbonate roof.

LANDING

The airing cupboard is on the landing and there is access to the loft void.

BEDROOM

11' 3" x 11' (3.43m x 3.35m) A double bedroom with a radiator.

BEDROOM

10' 6" x 9' 9" (3.2m x 2.97m) plus door recess Another double bedroom with radiator.

BEDROOM

11' 3" x 8' 9" (3.43m x 2.67m) A third double bedroom with radiator.

BEDROOM

 $8'3" \times 8'6" (2.51m \times 2.59m)$ A good sized bedroom with a radiator.

BATHROOM

7' 6" x 6' (2.29m x 1.83m) Fitted with a three piece white suite comprising panel bath with shower over and fitted screen; low level WC and vanity unit with inset wash basin. There is also a towel rail/rad and extractor.

OUTSIDE

There is off road parking in front and beside the house. Gates then give access past the side of the house to the garage.

GARAGE

18' 3" x 8' 9" (5.56m x 2.67m) There is power and light in the garage.

THE GARDENS

To the rear of the property the gardens extend away about 200'. Immediately to the rear is a paved terrace and a pergola. An area of lawn and flower beds. Then there is a gravel garden with trees and an old pond. A further lawn and summer house. At the end of the garden is an outbuilding divided into two areas. The first measures $14'9'' \times 12''$ and the second $12' \times 8'9''$. (This building requires some attention).

ENERGY PERFORMANCE CERTIFICATE

The current EPC rating is a E (46) with a potential of C (75) which is valid until February 2031.

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

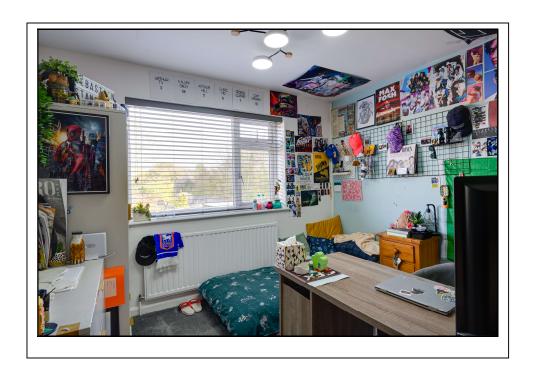
VIEWING

By prior appointment with the vendors agents - **DIAMOND MILLS & CO. (01394) 282281.**















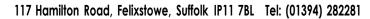
















2nd Floor



DIAMOND MILLS Established 1908

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.