



**31 Brandon Road, Felixstowe, Suffolk, IP11 2XU**

**£250,000 FREEHOLD**

**DIAMOND  
MILLS**  
*Established 1908*



**This modern three-bedroom semi-detached home benefits from off-road parking and a garage fitted with a new Gorolla Electric roller door and is superbly positioned at the end of a quiet no-through road. The south-facing rear garden has been recently and thoughtfully re-landscaped, while the property has also been upgraded with a new Baxi boiler. Further improvements include recent internal redecoration and the installation of new internal doors. Perfect first-time purchase or investment opportunity.**

**ENTRANCE HALL (N)**

6' x 4' (1.83m x 1.22m) The metre cupboard is in the hall, and the stairs rise to the first floor from here.

**LIVING ROOM (N&S)**

15' x 11' 3" (4.57m x 3.43m) plus 8'9"x8'3" Dining area. The focal point of the room is the fireplace with inset gas fire. Under stairs cupboard. Door from the dining area to the kitchen. Two radiators. Glazed external doors out on to the terrace.

**KITCHEN (S)**

9' 3" x 8' 3" (2.82m x 2.51m) Fitted with a range of contemporary wall and base units with an inset one and a half bowl stainless steel sink unit with single drainer. The appliances include a Belling range cooker with filter hood over, integrated fridge and freezer. There is plumbing for a washing machine in the kitchen and an external door to the terrace.

**LANDING**

9' 3" x 2' 9" (2.82m x 0.84m) There is access to the loft void on the landing and a cupboard housing a new Baxi combi boiler with space for additional storage.

**BEDROOM (S)**

11' 3" x 8' 3" (3.43m x 2.51m) A double bedroom with radiator.

**BEDROOM (N)**

11' 3" x 8' 3" (3.43m x 2.51m) Another double room with radiator.

**BEDROOM (N)**

8' 3" x 6' (2.51m x 1.83m) There is a useful storage recess above the stairs in this bedroom and a radiator.

**BATHROOM (S)**

6' 3" x 6' 3" (1.91m x 1.91m) plus door recess Fitted with a three piece white suite comprising panel bath with shower over and fitted screen, pedestal wash basin and low level WC. Radiator.

**GARAGE**

16' 6" x 8' 2" (5.03m x 2.49m) With power and light connected. Up and over door.

**OUTSIDE**

The property is located near the end of a quiet no-through road and is approached via a driveway providing off-road parking for two vehicles, positioned in front of the garage with a Garolla electric roller door. A small lawned area sits to the front of the house. To the rear is a generous south-facing garden featuring a newly laid patio. Steps rise from this sunny seating area to an upper terrace with lawn, mature trees, and established shrubs. The rear garden enjoys a good degree of privacy.

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### **ENERGY PERFORMANCE CERTIFICATE**

The current EPC rating is D (68) with a potential of B (88) which is valid until March 2033.

### **COUNCIL TAX BAND**

B

### **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.**

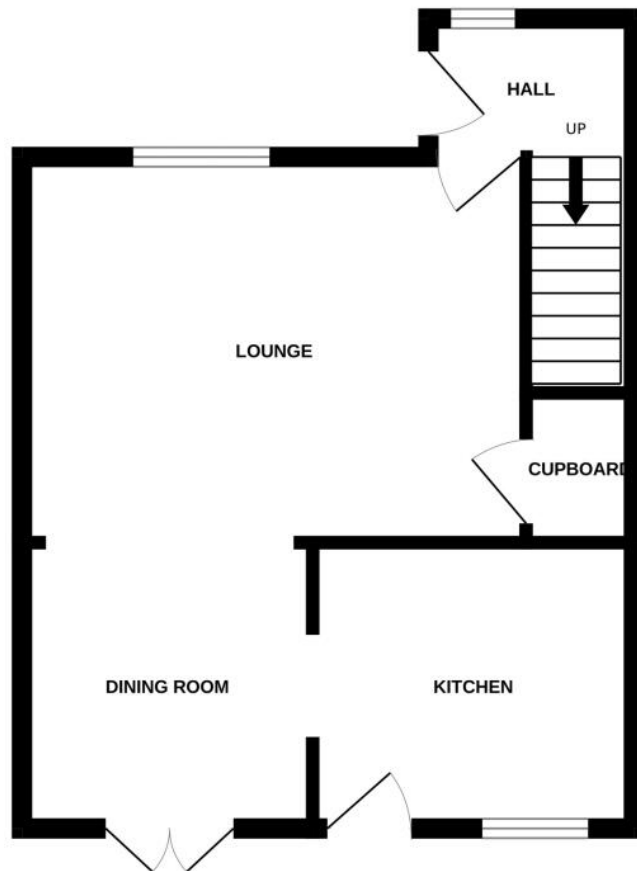








GROUND FLOOR



1ST FLOOR

