



**6 Fairfield Avenue, Felixstowe, Suffolk, IP11 9JN**

**£435,000 EXTENDED HOUSE – NO ONWARD CHAIN**

**DIAMOND  
MILLS**

*Established 1908*

**Situated in a highly sought after residential area of Felixstowe, a stunning extended three bedroom semi detached house having undergone a program of modernisation and improvement by the current Vendors, offered for sale with vacant possession, no onward chain.**

**The loft also offers great potential for conversion to another bedroom, subject to the necessary planning permissions.**

#### **MAIN ENTRANCE**

Storm porch with beautiful climbing flower, quarry tiled floor and traditional stain glass wooden entrance door with matching windows both sides opening to:-

#### **ENTRANCE HALL**

Hardwood flooring. Radiator. Staircase to first floor. Picture rails. Understairs storage cupboards. Door to:-

#### **SITTING ROOM**

13' 6" x 11' 5" (4.11m x 3.48m) Hardwood flooring. Radiator. Traditional cast iron fire place with marble hearth and stone surround currently in working order. Square bay window to front aspect. Coving.

#### **DINING / LIVING ROOM**

27' 8" x 10' 10" (8.43m x 3.3m) Porcelain tiled floor. Vertical radiator. Bespoke built in cupboards. Exposed brick chimney breast with traditional wooden surround. Panoramic slide and turn doors to garden with built in blinds. Roof lantern. Opening to:-

#### **KITCHEN**

14' 6" x 8' 7" (4.42m x 2.62m) Contemporary shaker style kitchen with solid wood work tops and subway tiled splash backs. Inset ceramic butler sink, integrated dishwasher, breakfast bar with drawers and cupboard. A range of eye and base level fitted units including various cupboards and drawers, wine rack, tall glass fronted unit, electric CUISINE MASTER fan oven with five ring gas hob and griddle hot plate and extractor fan. With an American style fridge freezer. Picture window to side aspect. Door leading to external side passage. Door to:-

#### **UTILITY ROOM**

6' 5" x 5' 2" (1.96m x 1.57m) Porcelain tiled floor. Space for automatic washing machine and tumble dryer. Window to rear aspect. Extractor fan. Door to:-

#### **SEPARATE WC**

White suite comprising low level WC, wash hand basin with tiled splash backs, electric radiator, window to side aspect.

#### **FIRST FLOOR ACCOMMODATION**

##### **FIRST FLOOR LANDING**

10' 11" x 7' 11" (3.33m x 2.41m) Fitted carpet. Built in airing cupboard. Loft hatch (loft is insulated and boarded). Picture rails. Houses the gas fired boiler.

##### **MAIN BEDROOM**

11' 7" x 11' 5" (3.53m x 3.48m) Laminate flooring. Radiator. Square bay window to front aspect. Coving. Spotlights.

##### **BEDROOM TWO**

12' 8" not including 600mm wardrobe recess x 8' 11" (3.86m x 2.72m) Laminate flooring. Radiator. Window to rear aspect. Spotlights.

### **BATHROOM**

9' 2" x 6' 3" (2.79m x 1.91m) Tiled floor. White suite comprising pedestal wash hand basin, low level WC, bath unit with shower fitment and glass screen, heated towel rail, fully tiled walls, built in storage, obscured window to rear aspect, spotlights.

### **BEDROOM THREE**

8' 4" x 7' 11" (2.54m x 2.41m) Laminate flooring. Radiator. Window to front aspect. Coving.

### **OUTSIDE**

The front garden is south facing and is mainly laid to lawn with a concrete path to the front entrance and white stone pathway and concrete paved driveway providing off road parking. There is fencing to front and side boundaries and a pedestrian gate provides access to the main pathway to the front entrance of the house. There are also shrubs to the front boundary behind the fence.

The rear garden has been superbly landscaped with a good size paved patio area with space for outdoor seating. The garden shed will be included in the sale. External water tap. Along the west side of the house there is a relatively wide side passage with space for a small bike shed and bin storage with a single pedestrian gate enclosing the front. This area can also be accessed from the kitchen. The rear garden is mainly laid to lawn with fencing and laurel hedging to boundaries and on the west boundary is a variety of small trees and shrubs. At the rear of the garden is a bark laid children's play area.

### **ENERGY PERFORMANCE CERTIFICATE**

The current energy performance rating is D (58) with a potential rating of C (72) and the current energy performance certificate is valid until 4th August 2032.

### **COUNCIL TAX BAND**

Band D.

### **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.**



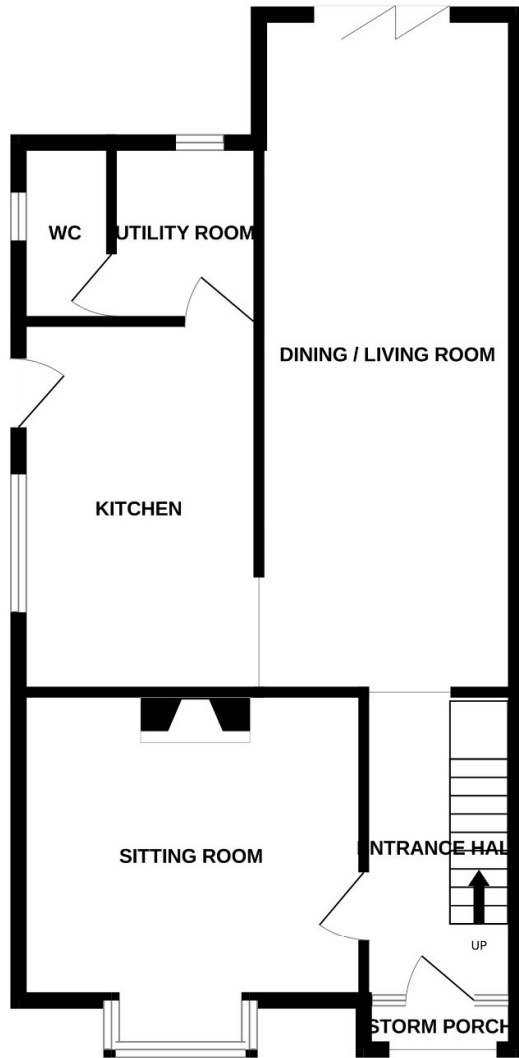


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GROUND FLOOR



1ST FLOOR

