



**8 Westleton Way, Felixstowe, Suffolk, IP11 2YG**

**£299,995 FREEHOLD**

**DIAMOND  
MILLS**  
*Established 1908*

**NO ONWARD CHAIN** A four bedroom detached family house situated close to amenities and easy access on to the A14 and the Port. There are two reception rooms, a family bathroom, cloakroom, kitchen, a garage, off road parking and an enclosed garden.

#### **HALL**

There is a radiator in the hall. The stairs rise to the first floor from the hall.

#### **CLOAKROOM (W)**

Fitted with a two piece white suite comprising wash basin and low level WC.

#### **LOUNGE (S&W)**

17' 2" x 15' 5" (5.23m x 4.7m) Max An "L" shaped room with a minimum measurement of 10'2" x 17'2". There is an electric fire and two radiators in this room.

#### **DINING ROOM (N)**

14' 8" x 7' 9" (4.47m x 2.36m) There is a radiator in the dining room and an archway leads through to the kitchen.

#### **KITCHEN (W)**

11' 4" x 7' 2" (3.45m x 2.18m) Fitted with a range of wall and base units and a one and a half bowl stainless steel sink unit with single drainer. There is an electric cooker in the kitchen and plumbing for a washing machine. External door.

#### **LANDING**

There is a cupboard housing the gas fired boiler on the landing.

#### **BEDROOM (S)**

14' 4" x 9' (4.37m x 2.74m) There is a radiator in this room.

#### **BEDROOM (W)**

11' 6" x 8' 10" (3.51m x 2.69m) There is a radiator in this room.

#### **BEDROOM (W)**

11' 9" x 6' 3" (3.58m x 1.91m) There is a radiator in this room.

#### **BEDROOM (N)**

8' 6" x 6' 4" (2.59m x 1.93m) There is a radiator in this room.

#### **BATHROOM (W)**

8' 3" x 5' 8" (2.51m x 1.73m) Fitted with a three piece white suite comprising bath, wash basin and low level WC. There is a heated towel rail in the bathroom.

#### **OUTSIDE**

There are enclosed gardens to the side of the house. A driveway leads to the single garage.

#### **ENERGY PERFORMANCE CERTIFICATE**

The current energy performance rating is C (74) with a potential rating of B (87) and the current EPC is valid until 13th May 2034.

#### **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.**

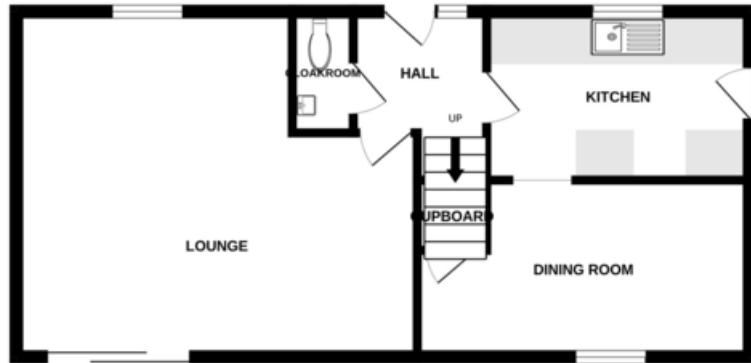


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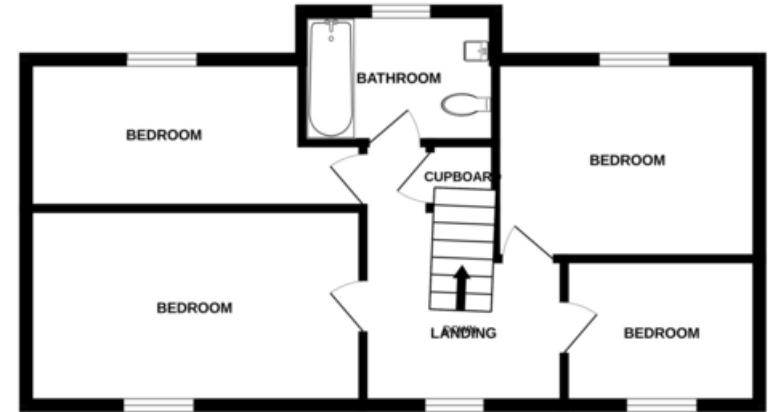
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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