



31 Kemsley Road, Felixstowe, Suffolk, IP11 9AP

£325,000 FREEHOLD

**DIAMOND
MILLS**

Established 1908

An extended semi-detached bungalow with landscaped gardens to three sides as it is situated at the end of Kemsley Road. There are two double bedrooms, two bathrooms and two reception rooms (one of which could be used as a third bedroom).

ENTRANCE HALL

With doors front and rear. Radiator.

INNER HALL

With store cupboard and radiator.

LIVING ROOM (W)

17' x 11' 6" (5.18m x 3.51m) An electric fire is the focal point of the room. Radiator.

DINING ROOM / BED 3 (E)

12' 9" x 11' 3" (3.89m x 3.43m) There is access to a boarded loft and a radiator in this room. Sliding glazed external doors. This room could be used as a third bedroom if required.

KITCHEN (E&S)

13' 3" x 10' 2" (4.04m x 3.1m) Fitted with a range of wall and base units and an inset one and a half bowl stainless steel sink unit. The appliances include a Bosch induction hob and a Bosch double oven. There is plumbing for a washing machine and a dish washer, a pantry cupboard and a cupboard housing the gas fired boiler. An external door leads out to the South.

BEDROOM (E)

12' x 10' (3.66m x 3.05m) There are fitted wardrobes in this room and a radiator.

BEDROOM (W)

10' x 8' 9" (3.05m x 2.67m) Another double room with a radiator.

BATHROOM (W)

12' 8" x 3' 8" (3.86m x 1.12m) Fitted with a three piece white suite comprising panel bath, pedestal wash basin and low level WC. There is a heated towel rail/radiator in this bathroom and an extractor fan.

SHOWER ROOM (S)

6' 3" x 5' 6" (1.91m x 1.68m) Fitted with a three piece suite comprising shower, vanity unit with inset wash basin and low level WC. There is a heated towel rail/radiator in this shower room and an extractor fan.

OUTSIDE

The property is approached over a paved drive which leads in to a parking area for two vehicles to the West of the bungalow.

THE GARDENS

The landscaped gardens are a particularly attractive feature of this property.

There is a covered terrace beyond which the enclosed landscaped gardens extend away and there is a summer house as well.

There is another area of garden to the South West where there is an area of lawn, raised kitchen garden beds and a potting shed.

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ENERGY PERFORMANCE CERTIFICATE

The current EPC rating is D(67) with a potential of B(84) which is valid until the 18th July 2025.

COUNCIL TAX BAND

C

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.**

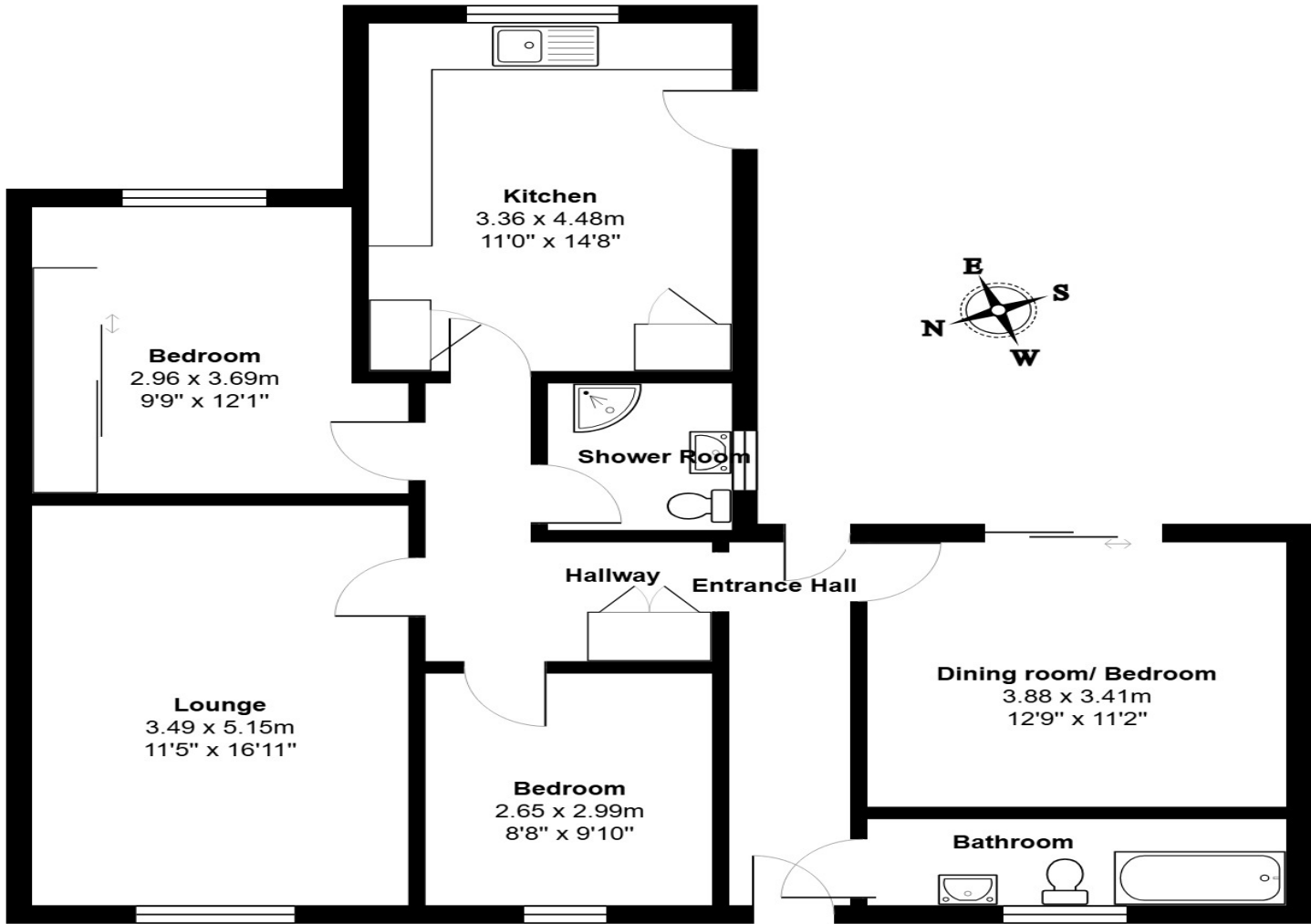




117 Hamilton Road, Felixstowe, Suffolk IP11 7BL Tel: (01394) 282281

www.diamondmills.co.uk E-mail: sales@diamondmills.co.uk





Total Area: 90.4 m² ... 973 ft²