



**146 Colneis Road, Felixstowe, IP11 9LQ**

**£475,000 FREEHOLD**

**DIAMOND  
MILLS**  
*Established 1908*

**An exceptional extended detached three bedroom house with a covered swimming pool and South facing rear garden.**

**The house has three reception rooms, two bathrooms, a garage and off road parking.**

**The house has a number of solar panels which generate a feed in tariff of approximately £1,200.00 per annum and the system also heats the swimming pool.**

#### **PORCH (N)**

5' 10" x 3' 6" (1.78m x 1.07m) With door to reception hall.

#### **RECEPTION HALL**

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

#### **SHOWER ROOM**

9' 3" x 3' 6" (2.82m x 1.07m) Fitted with a three piece suite comprising Shower, vanity unit with inset wash basin and low level WC. Heated towel rail/radiator.

#### **KITCHEN (N)**

14' x 9' 3" (4.27m x 2.82m) Fitted with a range of wall and base units and an inset stainless steel sink unit with single drainer. The appliances include an AEG gas hob, Neff Oven and a Lamona dish washer.

#### **UTILITY ROOM (N&E)**

11' 3" x 7' 3" (3.43m x 2.21m) With fitted base unit with cupboards and plumbing for a washing machine.

#### **INNER HALL**

There is a cloaks cupboard in this hall and a radiator.

#### **SITTING ROOM (S&W)**

16' 3" x 12' (4.95m x 3.66m) In his seating area is an open fireplace with inset wood burning stove. There are two radiators in this room. Sliding glazed external door to the terrace.

#### **DINING ROOM (S)**

12' x 11' 9" (3.66m x 3.58m) Another room with sliding glazed external door to the terrace. Radiator.

#### **STUDY**

4' 9" x 8' (1.45m x 2.44m) With half glazed external door and door to the garage.

#### **LANDING**

There is a walk in airing cupboard housing the hot water cylinder on the landing.

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

12' 3" x 11' 3" (3.73m x 3.43m) A double room with a radiator in it.

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

12' 3" x 9' (3.73m x 2.74m) Another double bedroom. There is a built in wardrobe in this bedroom. Radiator.

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

9' 6" x 7' 9" (2.9m x 2.36m) plus recess There are fitted cupboards along one wall of this room. Radiator.

#### **BATHROOM (N)**

10' x 6' (3.05m x 1.83m) Fitted with a four piece white suite comprising panel bath, shower vanity unit with inset wash basin and a low level WC. Heated towel rail/radiator and extractor.

#### **OUTSIDE - F.RONT**

The house is set back from Colneis Road and the drive leads to the off road parking in front of the garage.

#### **GARAGE**

17' 9" x 8' 3" (5.41m x 2.51m) With automatic roller door. Power and light connected.

### **OUTSIDE - REAR**

The rear gardens enjoy a Southerly aspect. Immediately to the rear of the house is an extensive paved terrace.

Beyond the terrace is the covered heated swimming pool. There is an area of Lawn and shrubberies. Towards the end of this enclosed garden there are three sheds and a green house. One of the buildings houses the pump/filtration unit.

### **ENERGY PERFORMANCE CERTIFICATE**

The current EPC rating is C(78) with a potential of B(84) which is valid until April 2034

### **COUNCIL TAX BAND**

E

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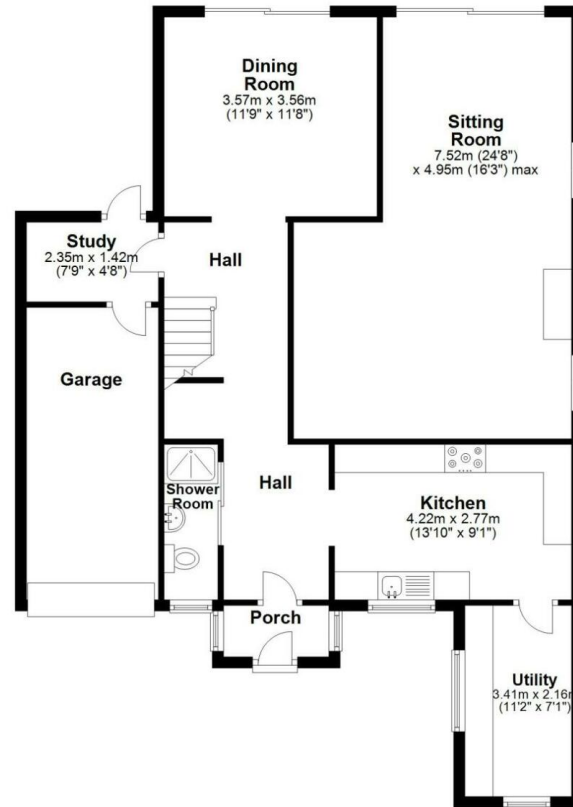
117 Hamilton Road, Felixstowe, Suffolk IP11 7BL Tel: (01394) 282281

[www.diamondmills.co.uk](http://www.diamondmills.co.uk) E-mail: [sales@diamondmills.co.uk](mailto:sales@diamondmills.co.uk)



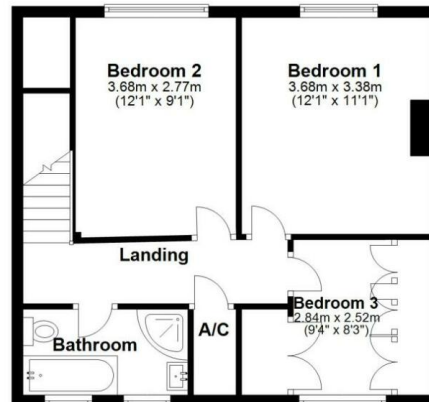
### Ground Floor

Approx. 100.5 sq. metres (1082.2 sq. feet)



### First Floor

Approx. 48.4 sq. metres (521.1 sq. feet)



Total area: approx. 149.0 sq. metres (1603.3 sq. feet)

Although every attempt has been made to ensure the accuracy of this floorplan 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.  
Plan produced using PlanUp.