



27 Springfield Avenue, Felixstowe, Suffolk, IP11 9JZ

£425,000 THREE BEDROOM DETACHED BUNGALOW

**DIAMOND
MILLS**

Established 1908

A rarely available three bedroom detached bungalow situated in a quiet road set within walking distance to the railway station and town.

HALL

There is a cupboard housing the boiler, a storage cupboard and access to the loft void with a ladder. Radiator.

CLOAKROOM (W)

4' x 4' (1.22m x 1.22m) Fitted with a two piece white suite comprising low level WC and wash basin. Radiator.

SITTING/DINING ROOM (S)

21' 3" x 18' 10" (6.48m x 5.74m) max. There is a feature fireplace in this "L" shaped room, two radiators and a doorway from the dining area leads into the kitchen.

KITCHEN (E)

10' 6" x 9' 9" (3.2m x 2.97m) Fitted with a range of wall and base units and an inset one and a half bowl sink unit with single drainer. Appliances include a Lamona gas hob and a Lamona double oven. There is a radiator in the kitchen, plumbing for a washing machine, a half glazed external door and a return door to the hall.

BEDROOM (N)

12' x 12' (3.66m x 3.66m) There are fitted wardrobe cupboards along one wall. Radiator.

BEDROOM (N)

10' x 9' 6" (3.05m x 2.9m) There is a radiator in this bedroom.

BEDROOM (N INTO CONSERVATORY)

9' x 9' 6" (2.74m x 2.9m) This bedroom can be used as a dining area. Radiator. Bi-fold doors to conservatory.

BATHROOM (E)

6' 3" x 5' 6" (1.91m x 1.68m) Fitted with a three piece white suite comprising panel bath with shower over, vanity unit with wash basin and low level WC. Towel rail/radiator.

CONSERVATORY

12' x 11' 6" (3.66m x 3.51m) Of UPVC double glazed construction on a brick plinth under a polycarbonate roof. Electric radiators. Double external doors.

OUTSIDE

There is off road parking in front of the car port. The front garden is down to gravel.

There is access from the car port passed the Western side of the bungalow to the rear garden. The rear garden is laid to lawn with beds around it. There is fencing either side of the rear garden and a wall to the rear boundary. Outhouses include a timber and felt shed and a summer house. There is also access passed the East of the bungalow via a gate.

GARAGE

17' 6" x 8' 3" (5.33m x 2.51m) With power and light connected and automatic roller door.

CAR PORT

17' 9" x 7' 11" (5.41m x 2.41m) There are doors from the car port into the hall, garage and there is an external door as well.

COUNCIL TAX BAND

Band D.

ENERGY PERFORMANCE CERTIFICATE

The current energy performance rating is C (69) with a potential rating of B (84) and the current energy performance certificate is

valid until 17th September 2034.

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.



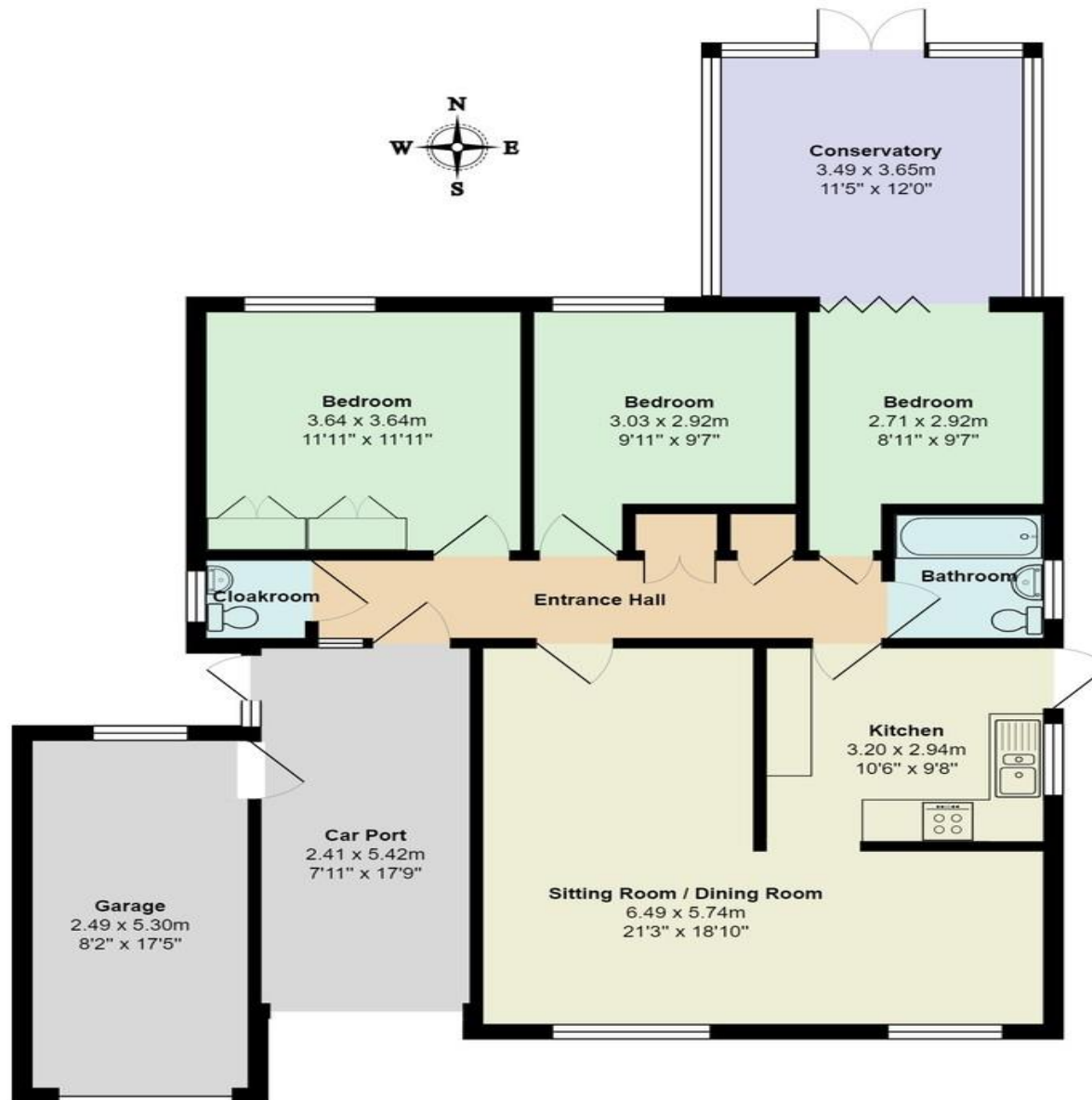


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Total Area: 128.3 m² ... 1381 ft²

All measurements are approximate and for display purposes only