



2 Candles Yard, Felixstowe, Suffolk, IP11 7FB

£450,000 FREEHOLD

DIAMOND

MILLS

Established 1908

Rare to the market, a stunning semi detached town house boasting four bedrooms and three bath/shower rooms located in central Felixstowe with a garage and parking to the rear.

Designed for modern living, the well planned light and bright accommodation briefly comprises entrance hallway, open plan lounge / dining room with kitchen leading off, ground floor cloakroom, four bedrooms (two with en-suite facilities) and family bathroom.

Further benefits of this highly efficient energy rated property (Energy Performance Certificate B) include under floor heating to the ground floor, gas fired central heating with a combination boiler to the first and second floor, UPVC double glazed windows and external doors, landscaped low maintenance gardens secure gated parking area and larger than average single garage.

Penfold Road runs parallel to the Hamilton Road town centre shopping thoroughfare, with a variety of restaurants and shopping facilities available, in addition to being approximately ten minutes walk from Felixstowe's railway station with links to Ipswich and on to Liverpool Street.

Double glazed entrance door opening to:-

ENTRANCE HALL

Staircase leading to the first floor, tiled floor with under floor heating and individual thermostatic control, LED spotlights, hardwired smoke alarm, under stairs storage area with bespoke shelving and hanging rails.

CLOAKROOM

White contemporary style suite comprising wash hand basin with mixer tap, high gloss finished double door vanity cupboard below. Further storage cupboards, low level W.C., extractor fan, LED spotlights, tiled floor with under floor heating.

OPEN PLAN LIVING ROOM / KITCHEN (L-SHAPED)

31' 2" max x 17' 7" max (9.5m x 5.36m)

LIVING AREA

21' 2" x 11' 2" (6.45m x 3.4m) LED ceiling spotlights, T.V point, tiled flooring with under floor heating, electronic thermostatic controller, UPVC double glazed window to the front and side aspect, throughway to:-

KITCHEN AREA

17' 7" x 10' (5.36m x 3.05m) Fitted with a comprehensive range of units comprising base cupboard and drawers, saucepan drawers, quartz work surfaces over, inset stainless steel single drainer one and a half bowl sink unit with mixer tap and filtered drinking water tap, quartz upstands and tiled splashbacks, cupboard housing water filter and softener, matching eye level cupboards with under cupboard lighting, built in- stainless steel AEG double oven, AEG five ring induction hob, Bosch stainless steel canopy style extractor hood over, integrated dishwasher, space and plumbing for automatic washing machine, space for tumble dryer, cupboard housing wall mounted Valliant combination gas fired boiler, pull-out pantry unit with stainless steel shelving, integrated waste bins, tiled flooring with under floor heating, island breakfast bar with drawers below, LED ceiling spotlights, two UPVC double glazed windows to the rear aspect with remote control day and night blinds. UPVC double glazed French doors with integral blinds opening onto rear garden.

FIRST FLOOR LANDNG

Staircase leading to the second floor, LED spotlights, UPVC double glazed window to the front aspect, electric Velux blind control, built-in airing cupboard with pine slatted shelves.

BEDROOM ONE

17' 10" max x 11' 8" x 11' 2" (5.44m x 5.36m) Radiator, LED spotlights, UPVC double glazed window to the front aspect. Dressing area with double door wardrobe, cabinet housing data and T.V distribution, door to:-

ENSUITE BATHROOM/SHOWER ROOM

White suite comprising panelled bath with mixer tap and shower attachment, tiled splashbacks, low level W.C., wash hand basin with mixer tap, double door vanity cupboard below, walk-in tiled shower cubicle with mixer shower, glazed door, chrome heated towel rail / radiator, LED ceiling spotlights, extractor fan, back lit wall mirror with shaver point, UPVC double glazed window to the side aspect.

BEDROOM TWO

13' 2" x 10' 1" (4.01m x 3.07m) LED ceiling spotlights, radiator, UPVC double glazed window to the rear aspect, T.V data point, door to:-

ENSUITE SHOWER ROOM

Modern white suite comprising walk-in double size shower cubicle with tiled surround, mixer shower, glazed sliding door, wash hand basin with mixer tap, tiled splashbacks, high gloss double door vanity unit below, low level W.C., extractor fan, ceiling spotlights, chrome heated towel rail / radiator, UPVC double glazed window to the rear aspect. Shaver socket.

SECOND FLOOR LANDING

Velux window to the front and rear aspect with electronically operated blinds, ceiling spotlights, hardwired smoke alarm.

BEDROOM THREE

12' x 10' 7" (3.66m x 3.23m) Radiator, ceiling spotlights, T.V data point, built-in eaves cupboard, two double glazed Velux windows to the side aspect.

BEDROOM FOUR

11' 10" x 10' (3.61m x 3.05m) Range of fitted wardrobe cupboards, LED ceiling spotlights, radiator, two double glazed Velux windows to the side aspect, T.V data point.

FAMILY BATHROOM / SHOWER ROOM

Fitted with a modern white suite comprising panelled bath with mixer tap and shower attachment, low level W.C., wash hand basin with mixer tap and double door vanity cupboard below, glazed corner shower cubicle with tiled surround and Bristan mixer shower unit, extractor fan, ceiling spotlights, chrome heated towel rail / radiator, fully tiled walls, electric shaver point, double glazed Velux window to the side aspect.

OUTSIDE

To the front of the property there is an attractive low maintenance east facing rear garden comprising flag stone paved pathways, Astro turf and shingled border, red brick wall with wrought iron railings and matching entrance gate.

To the rear of the property there is an attractive low maintenance landscaped garden comprising extensive patio areas, central Astro turfed area, timber storage shed and raised timber planters, remote control awning, external lighting and power points, cold water tap, side gate access leading from the front garden and further gate access to the rear.

To the rear of the property there is a secure parking area for the Candles Yard residents, accessed via a security gate.

SINGLE GARAGE

20' 6" x 10' 4" (6.25m x 3.15m) Situated in a private gated car park to the rear. Remote control up and over door, power and light connected. Mezzanine storage area.

COUNCIL TAX BAND

Band E.

ENERGY PERFORMANCE CERTIFICATE

The current energy efficiency rating is B (86) with a potential rating of A (94) and the current energy performance certificate is valid until 16th March 2029.





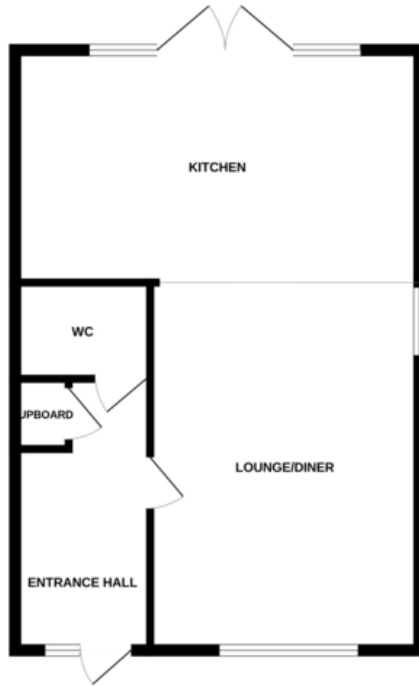
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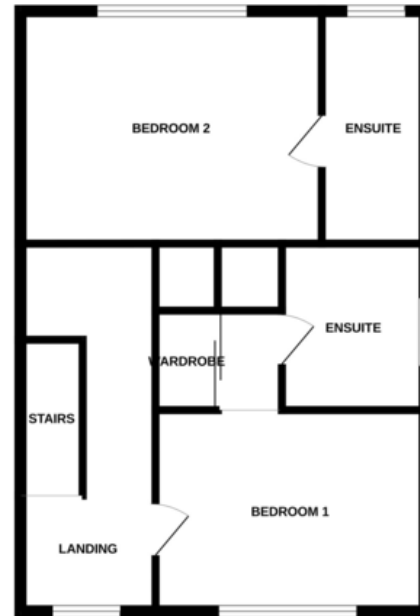
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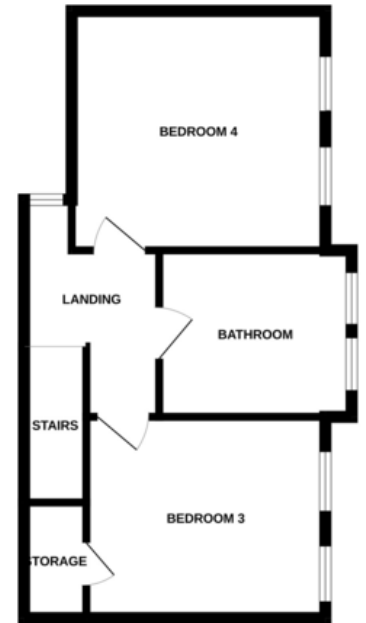
GROUND FLOOR



1ST FLOOR



2ND 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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