



136 Colneis Road, Felixstowe, IP11 9LQ

£459,000 FREEHOLD

**DIAMOND
MILLS**

Established 1908

An exceptionally well presented three bedroom detached bungalow with living room, kitchen/dining room, study/home office, garden room, bathroom, en-suite shower and cloakroom. There is ample parking, a garage and manicured South facing rear gardens. The bungalow is situate on a popular residential road in Old Felixstowe.

COVERED PORCH

Entrance door to Hall.

HALL

Access to loft void with loft ladder. Radiator.

CLOAKROOM

4' 3" x 3' 10" (1.3m x 1.17m) Fitted with a two piece white suite comprising vanity unit with inset wash basin and low level WC.

LIVING ROOM

18' x 12' (5.49m x 3.66m) The focal point of the room is a fireplace with electric fire. Radiator. Sliding glazed doors open into the garden room.

KITCHEN/DINING ROOM (S)

21' x 8' 10" (6.4m x 2.69m) Fitted with a range of wall and base units and an inset one and a half bowl sink unit. The appliances include a Whirlpool gas hob and a Hotpoint double oven. Radiator. External glazed soors to the terrace and return doors to the living room.

UTILITY AREA

With plumbing for a washing machine and an external door.

BEDROOM (W)

12' x 11' (3.66m x 3.35m) Fitted with a range of bedroom furniture including wardrobe cupboards, dressing table and chest of drawers. Shutters to the window.

BEDROOM (W)

12' x 7' 9" (3.66m x 2.36m) Fitted wardrobe cupboard and shutters to the window.

ENSUITE SHOWER

With shower unit and towel rail/radiator.

BEDROOM (N)

9' x 7' 9" (2.74m x 2.36m) There is a radiator in this room and fitted shutters to the window.

BATHROOM (S)

5' 7" x 7' 9" (1.7m x 2.36m) Fitted with a three piece white suite comprising panel bath, vanity unit with inset wash basin and low level WC. There is a towel rail/radiator in the bathroom and a cupboard housing the Baxi gas fired boiler.

GARDEN ROOM

12' x 8' (3.66m x 2.44m) With external doors and a door into the study/home office.

STUDY

9' x 8' (2.74m x 2.44m) With fitted cupboards and a door into the garage.

GARAGE

16' x 8' (4.88m x 2.44m) With power and light connected and up and over front door.

OUTSIDE

The frontage is paved and provides ample off road parking. The manicure South facing rear garden is a particularly attractive feature of this property. The lawn is currently managed by "Green Thumb" and there are some attractive trees including Acer, Cherry and Birch.

ENERGY PERFORMANCE CERTIFICATE

The current EPC rating is C (69) with a potential of B (84) which is valid until October 2034

COUNCIL TAX 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.

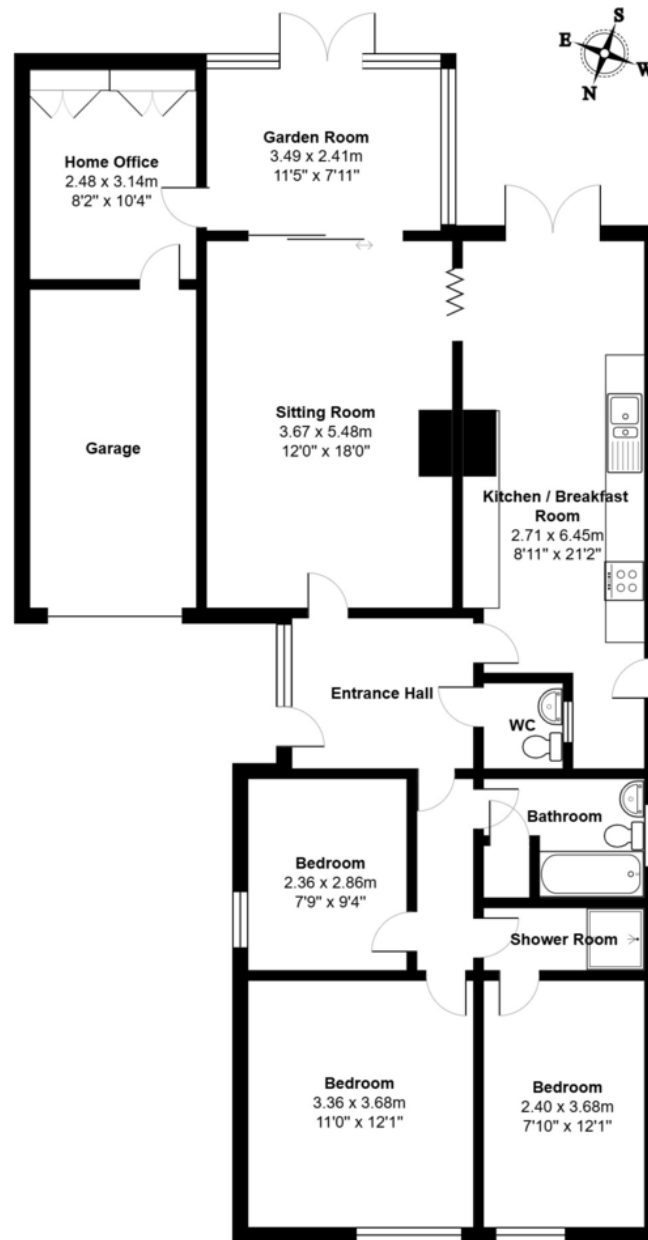




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Total Area: 119.1 m² ... 1282 ft²