



29 Exeter Road, Felixstowe, Suffolk, IP11 9AU

£550,000 FREEHOLD

**DIAMOND
MILLS**

Established 1908

Situated in a quiet cul-de-sac of Walton, a stunning extended four bedroom detached chalet having undergone a programme of modernisation and improvement set on a generous size private corner plot with an abundance of parking and outbuildings.

UPVC DOUBLE GLAZED ENTRANCE DOOR WITH MATCHING SIDE PANELS TO:-

ENTRANCE LOBBY

Lino floor. UPVC double glazed entrance door with frosted glass to:-

ENTRANCE HALL

Tiled floor. Radiator. Spotlights. Door to staircase to first floor. Further doors off to:-

BEDROOM 3

11' 10" x 8' 00" (3.61m x 2.44m) Fitted carpet. Radiator. Window to front aspect. Venetian blinds.

BEDROOM 2

12' 00" x 10' 00" (3.66m x 3.05m) Fitted carpet. Radiator. Window to front aspect. Venetian blinds.

BEDROOM 4/SNUG

11' 10" x 7' 10" (3.61m x 2.39m) Fitted carpet. Radiator. Window to side aspect.

GROUND FLOOR BATHROOM

Lino flooring. Classic white suite consisting of low level WC, vanity wash hand basin, bath unit with shower fitment and glass screen, part tiled walls, frosted glass window to side aspect. Extractor fan. Spotlights.

KITCHEN DINER

Tiled floor. Two vertical radiators. Contemporary kitchen consisting of a range of eye and base level units, laminate work tops and tiled splash backs. Ceramic one and a half bowl sink with drainer and Quooker

instant boiling water tap available on negotiation. Integrated dishwasher. Under counter AEG double fan electric oven, electric four ring hob above and extractor fan over. SAMSUNG double fridge freezer available on negotiation. Dining area with fitted seating. Fitted under stairs seat bench. Built in storage cupboard. Gas fired boiler disguised in cupboard - Fitted in 2018. Window to side aspect. Internal glazed door to:-

UTILITY ROOM

9' 9" x 4' 5" (2.97m x 1.35m) Lino flooring. Radiator. Plumbing for automatic washing machine and tumble dryer. Drying rack. Window to rear aspect. UPVC double glazed door to side of property.

SITTING ROOM

23' 2" x 11' 10" (7.06m x 3.61m) Tiled floor. Vertical radiator. Window to side aspect. Wood burner. Radiator. French doors to rear garden.

FIRST FLOOR ACCOMMODATION

BEDROOM 1

15' 10" x 15' 3" (4.83m x 4.65m) Fitted carpet. Vertical radiator. Window to rear aspect with venetian blinds. Bespoke fitted storage cupboards with built in air conditioning unit. Traditional style banister. Door to:-

ENSUITE SHOWER ROOM

Lino flooring. White suite comprising low level WC, walk-in shower cubicle, fitted Vanity unit with basin, mixer tap and tiled splash backs, Velux window. Extractor fan. Spotlight. Door from bedroom 1 to:-

WALK IN DRESSING ROOM

Fitted carpet. Fitted dressing table with built in wash basket. Vertical radiator. Bespoke fitted wardrobes and part mirrored doors. Velux sky light. Secret door to accessible loft storage space.

OUTSIDE

TO THE FRONT OF THE PROPERTY

Tucked away in a quiet corner of a cul-de-sac, to the front (east) and side (north) of the property is a generous block paved driveway providing off road parking for numerous vehicles and access to a further area of parking which is currently used to park a campervan and the other side provides access to a recently installed detached Garage (14'8"/4.47m x 12'7"/3.84m).

WEST FACING REAR GARDEN

A generous ¼ acre and extremely private rear garden fully enclosed by hedging and fencing and mainly laid to lawn offering a south westerly aspect.

A sandstone patio area adjoins the rear of the chalet and leads to a summerhouse (13'7"/4.15m x 11'00"/3.35m), a separate purpose built workshop/office (23'9"/7.23m x 12'2"/3.72m) finished with a contemporary hardie plank on the exterior and a detached garage (14'8"/4.47m x 12'7"/3.84m) of steel construction with an up and over manual door to the front. The rear garden also offers a variety of fruit trees and there is a raised timber built flower border outside the rear French doors.

COUNCIL TAX BAND

Band C.

ENERGY PERFORMANCE CERTIFICATE

The current energy efficiency rating is D (68) with a potential rating of C (78) and the current energy performance certificate is valid until 16th October 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.

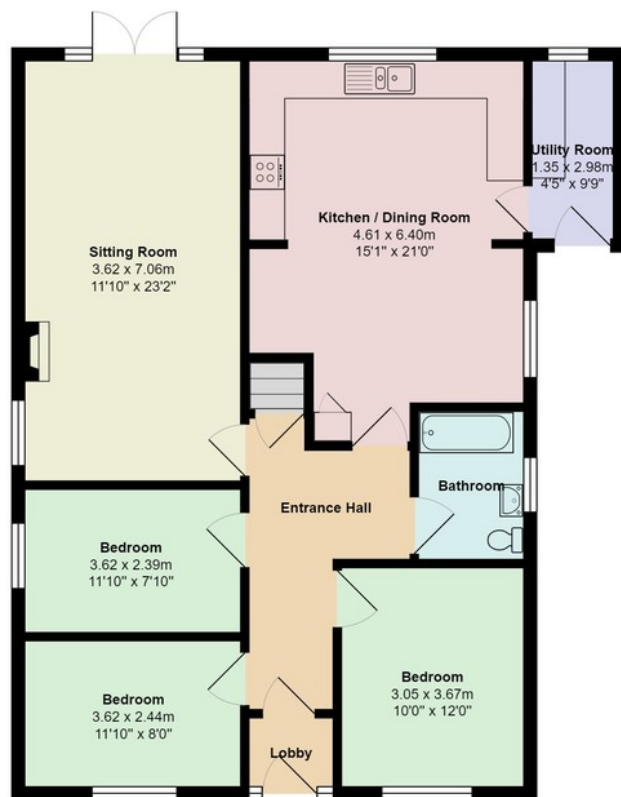




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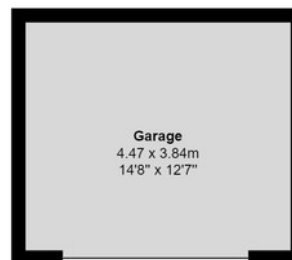




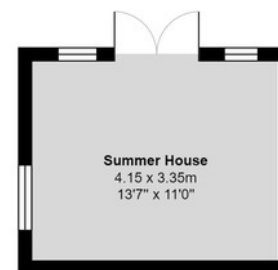
Ground Floor
Area: 106.9 m² ... 1151 ft²



First Floor
Area: 35.4 m² ... 381 ft²



Garage
Area: 17.2 m² ... 185 ft²



Summer House
Area: 13.9 m² ... 150 ft²



Workshop / Office
Area: 26.9 m² ... 289 ft²

All measurements are approximate and for display purposes only