



**15 Lansdowne Road, Felixstowe, Suffolk, IP11 9HG**

**£550,000 FREEHOLD**

**DIAMOND  
MILLS**

*Established 1908*

**Situated in a highly sought after residential road of Old Felixstowe, a double bay fronted three bedroom detached house with a west facing rear garden, offered for sale with vacant possession - no onward chain.**

#### **COVERED STORM PORCH**

Quarry tiled floor, UPVC double glazed entrance door opening to:-

#### **ENTRANCE LOBBY**

UPVC double glazed window to the side aspect. Radiator.

#### **CLOAKROOM**

White suite comprising wash hand basin with double door vanity cupboard below, W.C. with concealed cistern, further vanity cupboards, fully tiled walls, tiled floor, heated towel rail/radiator, UPVC double glazed window to the side aspect.

#### **DOUBLE HEIGHT ENTRANCE HALLWAY**

12' 6" x 7' 6" (3.81m x 2.29m) Staircase leading to the first floor landing with storage cupboard below, radiator. UPVC double glazed window to the side aspect. Doors leading off to:-

#### **LOUNGE**

22' 7" x 12' 6" (6.88m x 3.81m) Fireplace surround with marble inset matching hearth, gas living flame effect fire, two radiators, T.V. point, double glazed sliding patio doors opening to the rear garden, UPVC double glazed window to the side aspect.

#### **DINING ROOM/SECOND SITTING ROOM**

14' x 12'6" reducing to 11' 1" (4.27m x 3.4m) Marble fireplace surround, living flame effect fire, matching hearth, radiator, UPVC double glazed window to the front aspect.

#### **KITCHEN**

14'3 reducing to 13' x 9' 6" (4.34m x 2.9m) Fitted with a range of units with light oak trim comprising base cupboards and drawers, wood grain effect work surfaces, inset composite one and a half bowl sink

unit with mixer tap, tiled splashbacks, matching eye level cupboard, built in stainless steel Bosch double oven, Neff gas four ring hob, concealed extractor hood over, built in airing cupboard with chrome heated towel rail/radiator, tiled floor, UPVC double glazed window to the side aspect, further window (not double glazed) to side aspect, throughway to:-

#### **UTILITY ROOM**

8' 2" x 6' 3" (2.49m x 1.91m) Wood grain effect fitted worktop, inset stainless steel single drainer sink unit with mixer tap, tiled splashbacks, fitted base cupboard and matching double door eye level cupboard, space and plumbing for automatic dishwasher, radiator, tiled floor, range of built in cupboards to one wall, window to the rear and side aspect (not double glazed.) Door to:-

#### **GARDEN ROOM / STUDY**

8' 6" x 8' (2.59m x 2.44m) Radiator, fitted eye level cupboards, tiled floor, UPVC double glazed door to the side aspect, UPVC double glazed window to the rear aspect.

#### **FIRST FLOOR LANDING**

Access to loft space, built in airing cupboard housing pre-insulated lagged hot water tank, wall mounted Baxi gas fired boiler.

#### **BEDROOM ONE**

14' x 13' 2" into bay reducing to 12' 2" (4.27m x 3.71m) Range of fitted mirror fronted wardrobes, radiator, UPVC double glazed bay window to the front aspect.

#### **EN-SUITE SHOWER ROOM**

12' 2" x 8' 2" (3.71m x 2.49m) Fitted with a white suite comprising walk in double size shower cubicle with mixer shower and waterproof panelled surround, W.C. with concealed cistern, wash hand basin with mixer tap and double door vanity cupboards below, heated towel rail/radiator, further radiator, UPVC double glazed window to the front aspect.

### **BEDROOM TWO**

13' 2" x 12' 6" (4.01m x 3.81m) Fitted triple door mirror fronted wardrobe, radiator, UPVC double glazed window to the rear aspect with views over rear garden.

### **BEDROOM THREE**

9' 10" x 9' 6" (3m x 2.9m) Radiator, fitted double door wardrobe, UPVC double glazed window to the rear aspect.

### **SHOWER ROOM**

Fitted with a white suite comprising walk in double size shower cubicle with a fitted shower, tiled surround, W.C. with concealed cistern, wash hand basin with high gloss finished double door vanity cupboard below, fully tiled walls, tiled floor, ceiling spotlights, low level heater, bidet, two UPVC double glazed windows to the side aspect.

### **OUTSIDE**

To the front of the property there is an extensive blocked paved driveway with parking for numerous vehicles, access to a single garage with electric roller door, power and light connected, side access leading to the rear garden, flower and shrub borders.

To the rear of the property, there is an attractive landscaped west facing garden offering a good degree of privacy comprising block paved patio area, lawn, shrub and flower borders, timber storage shed 10' x 8', external tap and lighting.

### **COUNCIL TAX BAND**

Band E.

### **ENERGY PERFORMANCE CERTIFICATE**

The current energy efficiency rating is C (70) with a potential rating of C (80) and the current energy performance certificate is valid until 12th March 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



1ST FLOOR

