



6 Foxgrove Lane, Felixstowe, Suffolk, IP11 7JU

£550,000 FREEHOLD

**DIAMOND
MILLS**

Established 1908

Situated in a sought after residential road of Old Felixstowe, a superbly presented three bedroom double square bay fronted detached house with a south facing rear garden.

The property offers well-proportioned accommodation and boasts a light and spacious reception hall, living room with bay window, open plan kitchen diner with French doors opening onto the south facing garden. Further accommodation also includes a ground floor shower room and a cellar.

The first floor consists of three double bedrooms and a spacious contemporary bathroom suite.

On the east side of the property there is a hardstanding driveway providing off road parking. The house is equipped with a gas fired central heating system and double glazed windows.

PORCH CANOPY

Overhead electric light.

RECEPTION HALL

14' 2" x 10' 5" (4.32m x 3.18m) Laminate flooring. Radiator. Staircase to first floor. Doors off to:-

SITTING ROOM

12' 00" x 11' 10" (3.66m x 3.61m) Fitted carpet. Radiator. Log burner with bespoke fitted cupboards both sides of chimney breast. Picture rails. Square bay window to front aspect.

KITCHEN / DINING ROOM

17' 1" x 11' 10" (5.21m x 3.61m) Welsh slate floor with under floor heating. Range of Shaker style units with woodblock work surfaces, comprising white enamel one and half bowl inset sink unit set into a range of drawers and cupboards with integrated dishwasher, washing machine and tall standing fridge/freezer unit, pull out unit. Oven housing unit with built-in microwave oven and fan assisted double oven and grill, fitted ceramic hob with stainless steel chimney style

cooker hood. Tall standing pantry unit. Range of matching wall units, tiled splashbacks, recessed lighting, French doors opening onto south facing rear garden. Door leading to side lobby and double glazed door to outside. Boiler cupboard housing gas central heating system with Worcester boiler programmer.

GROUND FLOOR SHOWER ROOM

White contemporary suite, fully tiled walk-in shower enclosure with thermostatically controlled shower, rain head and hand shower attachments, fitted back-to-wall wash basin with mixer tap and WC. Recessed lighting, Xpelair, heated radiator/towel rail, tiled floor.

CELLAR

14' 00" x 10' 3" (4.27m x 3.12m) Power and light connected. Gas meter. Circuit breaker, electric meter.

FIRST FLOOR GALLERIED LANDING

Access to insulated loft space. Radiator.

BEDROOM ONE

14' 00" x 9' 9" up to face of wardrobes (4.27m x 2.97m) Fitted carpet. Radiator. Bespoke fitted wardrobes. Window to rear aspect.

BEDROOM TWO

15' 00" INTO BAY x 11' 11" (4.57m x 3.63m) Fitted carpet. Radiator. Bay window to front aspect. Picture rails.

BEDROOM THREE

10' 5" x 9' 11" (3.18m x 3.02m) Fitted carpet. Radiator. Fitted cupboard. Window to rear aspect.

FIRST FLOOR BATHROOM SUITE

10' 4" x 6' 3" (3.15m x 1.91m) White modern suite consisting of 'P' shaped bath with mixer tap, Creda electric shower and shower screen, traditional pedestal wash basin with mixer tap, close coupled low level WC, recessed lighting, Epelair, heated radiator/towel rail, tiled floor.

OUTSIDE

The front garden is enclosed behind a close boarded fence and is mainly laid with shingle for low maintenance. There is a garden store on the west side. A concrete hardstanding area provides off road parking. There is pedestrian side access on the west side of the house.

SOUTH FACING REAR GARDEN

60' 00" IN WIDTH x 33' IN DEPTH (18.29m x 10.06m) The rear garden enjoys a good degree of sunshine, is mainly laid to lawn and fully enclosed. There's a charming timber garden cabin that's perfect for your ultimate man cave setup! With light and power already connected, it's ready to become your cozy retreat—whether it's for gaming, movie nights, or just kicking back with a drink in your own private escape.

COUNCIL TAX BAND

Band D.

ENERGY PERFORMANCE CERTIFICATE

The current EPC rating is D(67) with a potential of C(79) which is valid until November 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.

ESTATE AGENTS ACT 1979

In accordance with the Estate Agents Act 1979, the Vendor is related to a member of staff at Diamond Mills & Co.

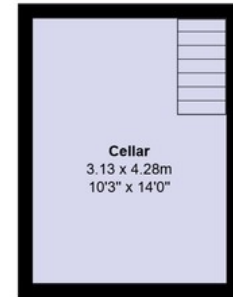
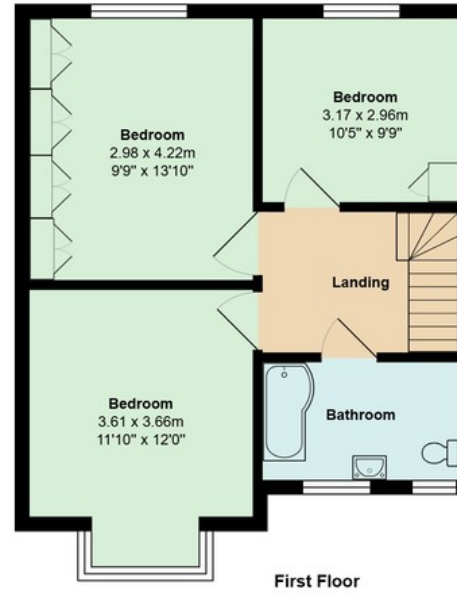




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Cellar

Total Area: 132.3 m² ... 1424 ft²
All measurements are approximate and for display purposes only

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