



11 Valley Walk, Felixstowe, IP11 7TD

£400,000 FREEHOLD

**DIAMOND
MILLS**
Established 1908

An extended detached four bedroom family house with a South facing rear garden, garage and off road parking for three vehicles. The property is situated in Valley Walk, a short distance from the Town Centre.

ENTRANCE HALL

Wood flooring. Radiator. Staircase to first floor.

GROUND FLOOR CLOAKROOM

Laminate floor. White suite comprising low level WC and wash hand basin. Tiled splash backs. Radiator. Plumbing for automatic washing machine. Window to side aspect.

LIVING ROOM

15' 9" x 10' 10" (4.8m x 3.3m) Wood flooring. Two radiators. Open fireplace. Coving.

OPEN PLAN KITCHEN DINER

22' 8" x 7' 11" (6.91m x 2.41m)

KITCHEN AREA

12' 6" x 7' 11" (3.81m x 2.41m) Refitted contemporary kitchen comprising range of eye and base level units, built-in Neff double oven, larder fridge, dishwasher, wine cooler, Slab Tec worktops, four ring induction hob, tiled splash banks, inset single bowl sink with drainer. Window to rear aspect. Door to rear garden. Tiled floor.

DINING AREA

10' 1" x 7' 10" (3.07m x 2.39m) Wood flooring. Radiator. Opening to:

SITTING ROOM (EXTENTION)

11' 10" x 8' 4" (3.61m x 2.54m) Wood flooring. Radiator. Window to side aspect. Bi-folding doors to rear garden. Two Velux windows. (Currently used as a dining room)

FIRST FLOOR LANDING

13' 11" x 6' 7" (4.24m x 2.01m) Window to side aspect. Loft access with drop down ladder. Cupboard housing gas fired boiler.

BEDROOM 1

13' 11" x 12' 4" (4.24m x 3.76m) Wood floor. Radiator. Window to front aspect. Door to:

ENSUITE SHOWER ROOM

Fully tiled floor and walls. White suite comprising pedestal wash hand basin, low level WC and shower cubicle. Chrome heated towel rail. Window to side aspect.

BEDROOM 2

13' 1" x 8' 5" (3.99m x 2.57m) Laminate floor. Radiator. Window to front aspect. Coving.

BEDROOM 3

11' 8" x 8' 5" (3.56m x 2.57m) Laminate floor. Radiator. Window to rear aspect. Coving.

BEDROOM 4

8' 1" x 7' 11" (2.46m x 2.41m) Wood floor. Radiator. Window to rear aspect.

BATHROOM

Tiled floor. Fully tiled walls. White suite comprising vanity wash hand basin, low level WC and bath with shower over. Radiator. Window to rear aspect. Coving.

INTEGRAL GARAGE

17' x 8' (5.18m x 2.44m) Light and power connected. Auto roller door. Door to hall.

OUTSIDE

Off road parking for 3 vehicles in front of the house.

The rear garden faces south and is principally laid to lawn with paved terraces and there is a timber and felt garden shed.

ENERGY PERFORMANCE CERTIFICATE

The current EPC rating is C(70) with a potential of B(81) which is valid until January 2035

COUNCIL TAX BAND

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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

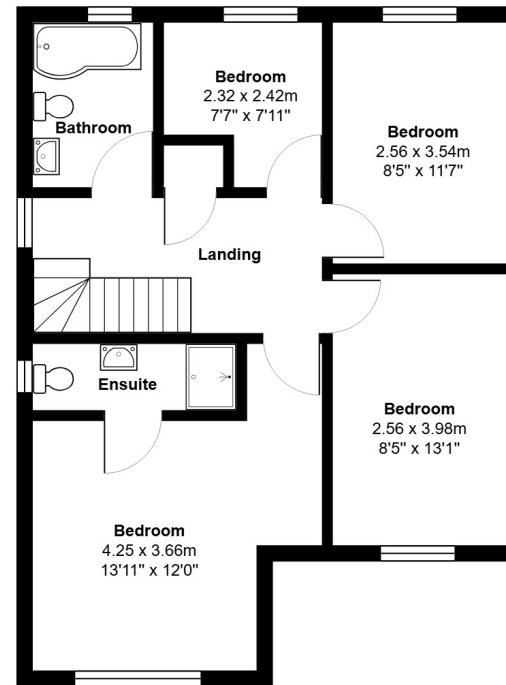
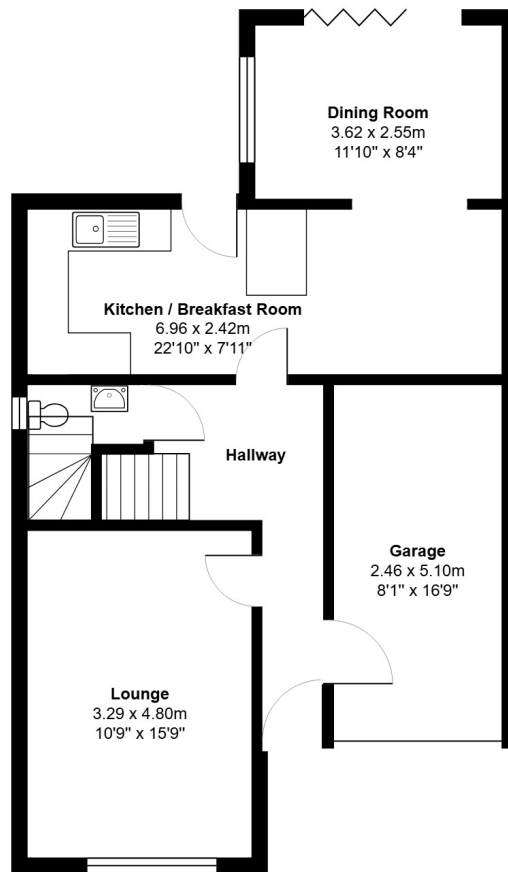
By prior appointment with the vendors agents -
DIAMOND MILLS & CO. (01394) 282281.

Planning Permission relating to the sports hall to the South of the property.

DC/21/0541/FUL is for the construction of 45 apartments and maisonettes and 16 houses in buildings ranging in height from 2 to 3 storeys as well as associated works. This permission specifically mentions and includes the "extension of retained sports hall to provide indoor bowls facility and cricket pitch with pavilion.







Total Area: 128.8 m² ... 1386 ft²