



24 Garrison Lane, Felixstowe, Suffolk, IP11 7SJ

£425,000 CLOSE TO TOWN & SEA

**DIAMOND
MILLS**
Established 1908

Originally built and occupied by the builder of Riby Road in the 1920's, a significantly modernised and improved four bedroom detached family home on a corner plot with parking and a garage, offered for sale with no onward chain.

ENTRANCE PORCH

Timber framed. Stained glass door opening to:-

ENTRANCE HALL

Parque flooring. Radiator. Thermostat control. Doors off to:-

GROUND FLOOR CLOAKROOM

White suite comprising low level WC, vanity wash hand basin with mixer tap, tiled floor.

SITTING ROOM

12' 00" x 11' 11" (3.66m x 3.63m) Fitted carpet. Radiator. Square bay window to front aspect. Picture rails. Traditional fireplace with classic wooden surround, slate hearth and fully functioning fire.

LIVING / DINING ROOM

21' 00" x 10' 11" (6.4m x 3.33m) Herringbone style laminate floor. Radiator. Window to front aspect. Fireplace with brick surround and quarry tiled hearth. Bi-folding doors to rear garden. Storage cupboard. Opening to:-

KITCHEN

15' 4" x 10' 6" (4.67m x 3.2m) A stunning bespoke handmade kitchen with 'xxxxx' worktops and upstands and appliances available on negotiation to include a Cookmaster gas oven and seven ring hob with extractor over and an American style fridge freezer. Integrated dishwasher. Square ceramic sink with hot and cold water tap.

UTILITY ROOM

Herringbone style laminate floor. Plumbing for automatic washing machine and tumble dryer. Worktop. Wall mounted gas fired boiler (installed 2022).

STAIRCASE FROM ENTRANCE HALL TO FIRST FLOOR

FIRST FLOOR LANDING

Fitted carpet. Window to rear aspect. Cupboard housing newly installed electrical consumer unit. Loft access with drop down ladder.

BATHROOM

Tiled floor. white suite comprising low level WC, pedestal wash hand basin, bath with shower hose, fully tiled walls. Window to rear aspect.

BDROOM 4

8' 11" x 8' 8" (2.72m x 2.64m) Fitted carpet. Radiator. Window to side aspect.

BEDROOM 2

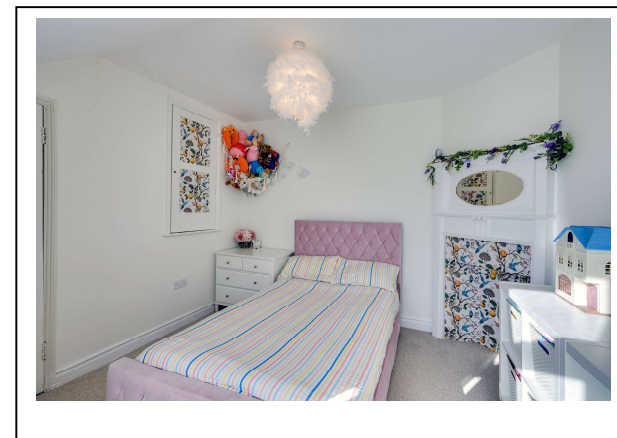
14' 4" x 11' 3" (4.37m x 3.43m) Fitted carpet. Radiator. Built in storage. Traditional fire place. Window to front aspect.

BEDROOM 1

11' 11" x 11' 11" (3.63m x 3.63m) Fitted carpet. Radiator. Storage cupboard. Square bay window to front Aspect.

BEDROOM 3

11' 3" x 10' 11" (3.43m x 3.33m) Fitted carpet. Radiator. Square bay window to rear aspect. Built in storage cupboard.



GARAGE

15' 8" x 13' 7" (4.78m x 4.14m) Light and power connected. Manual up and over door. Roof replaced in 2024.

OUTSIDE

The current Vendors have landscaped the gardens to provide offroad parking for up to 4 vehicles on the driveway which can be accessed from Ribby road. The front garden and drive way is mainly laid with soft stones with flower borders and fencing to the boundaries. The east facing rear garden is fully enclosed by hedging and fencing and has been revived to provide a small parcel of lawn with a patio area and flower borders.

COUNCIL TAX BAND

Band D.

ENERGY PERFORMANCE CERTIFICATE

The current energy performance rating D (60) and the potential rating ia (84). The current energy performance certificate is valid until 8th February 2035.

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.







Total Area: 144.0 m² ... 1550 ft²