



10 Garfield Road, Felixstowe, Suffolk, IP11 7PU

£585,000 FREEHOLD

DIAMOND

MILLS

Established 1908

A rarely available double bay fronted detached house having undergone a significant programme of modernisation and improvement to include a contemporary kitchen diner and a separate dining room / ground floor bedroom with an en-suite shower.

FRONT ENTRANCE

Composite entrance door with frosted glass and windows both sides opening to:-

ENTRANCE HALL

Herringbone style flooring. Radiator. Staircase to first floor. Picture rails. Doors feeding off to:-

SITTING ROOM

14' 00" x 12' 3" (4.27m x 3.73m) Fitted carpet. Radiator. Fire place with wooden mantle piece and surround and granite hearth. Square bay window to front aspect.

LIVING ROOM

15' 6" x 10' 10" (4.72m x 3.3m) Fitted carpet. Radiator. Door and window both sides to rear garden. Marble Mantlepiece, surround and hearth with gas fire. Picture rails.

KITCHEN DINER

19' 8" x 11' 7" (5.99m x 3.53m) Underfloor heating with herringbone style flooring. Bespoke custom made kitchen by Wren and fitted with Grey Shaker style with Quarts worktops and pewter effect handles. Tiled splashbacks. One and a half bowl ceramic sink with drainer. Integrated appliances to include dishwasher, Rangemaster with extractor hood over. Window to rear aspect. American style Fridge freezer. Integrated microwave. Butler ceramic sink. cupboard housing BAXI boiler (serviced annually). Heated towel rail. French doors to rear garden.

DINING ROOM/BEDROOM 4

16' 4" x 7' 5" (4.98m x 2.26m) Herringbone style flooring. Window to front aspect. Window to side aspect. Left loft hatch. Storage cupboard housing electrical consumer unit. Door to :-

ENSUITE SHOWER

Tiled floor. Shower cubical with rain water shower and extra hose. Extractor fan. Heated towel rail. Door to:-

WC

Tiled floor. white suite comprising pedestal hand wash basin, low level WC, part tiled walls, chrome heated towel rail, obscured window to front aspect.

FIRST FLOOR LANDING

Fitted carpet. Obscured window to side aspect. Doors off to:-

BEDROOM 1

12' 7" x 11' 8" (3.84m x 3.56m) Built in wardrobes. Picture rails. Window to rear aspect. Radiator.

BEDROOM 2

13' 10" x 12' 3" (4.22m x 3.73m) Pedestal hand wash basin. Square bay window to front aspect. Radiator.

BEDROOM 3

7' 8" x 7' 6" (2.34m x 2.29m) Radiator. Window to front aspect. Picture rails.

**DIAMOND
MILLS**
Established 1908

OUTSIDE

The front garden is mainly laid with slate and well stocked with a variety of shrubs and hedging and a cordyline tree. There is a brick built wall to the front boundary (east) and a concrete pathway leading to the front entrance accessed via a single wrought iron gate. A pair of wrought iron gates provide access to the hardstanding driveway with parking for one vehicle.

The rear garden offers a good degree of privacy and is west facing. There is a raised enclosed patio area adjoining the rear of the property from the living room. The remainder is laid to lawn and has been landscaped to offer a Pergola and there are various shrubs and small trees to the boundaries. There is a potting shed on the south boundary and fencing to boundaries. There is pedestrian access on both sides of the property.

COUNCIL TAX BAND

Band D.

ENERGY PERFORMANCE CERTIFICATE

The current energy efficiency rating is C (71) with a potential rating of B (82) and the current energy performance certificate is valid until 26th 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.



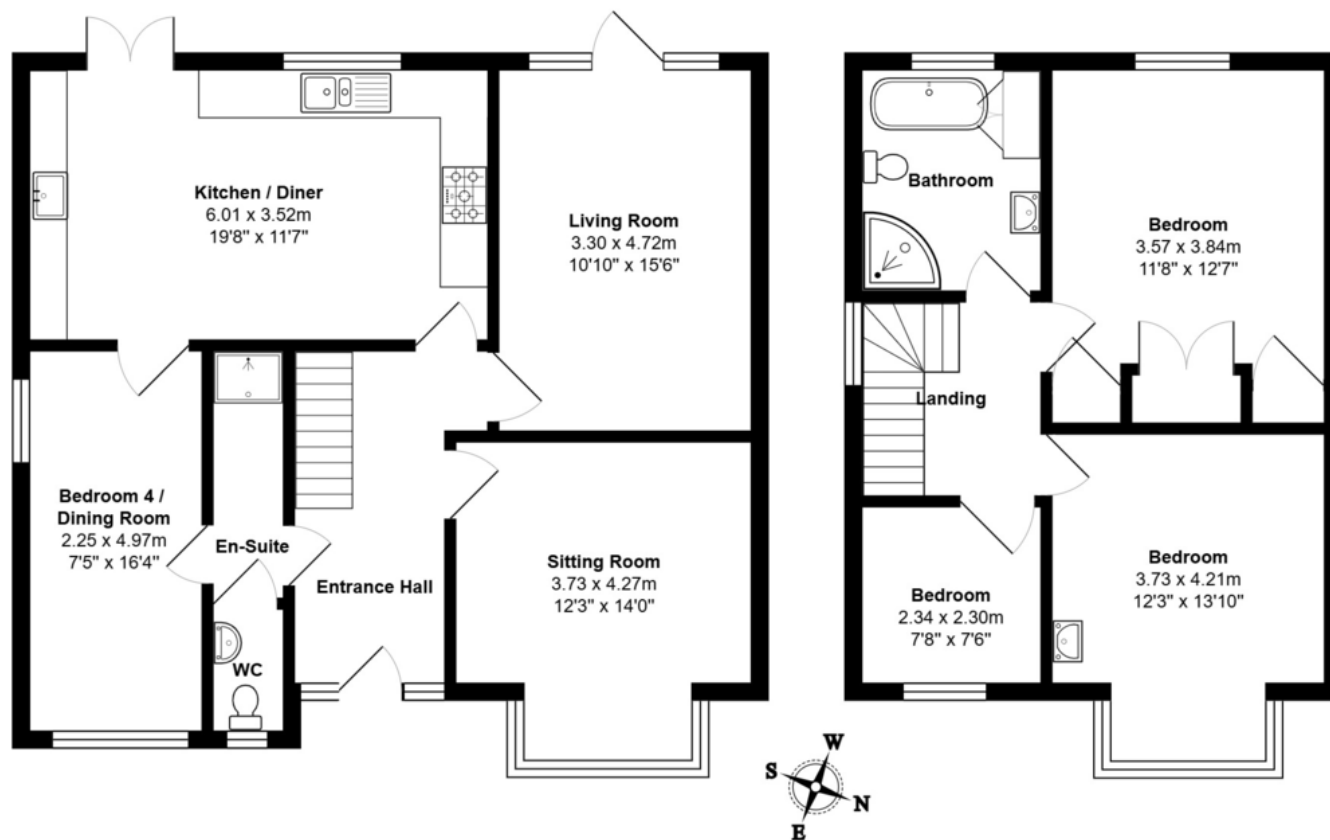




117 Hamilton Road, Felixstowe, Suffolk IP11 7BL Tel: (01394) 282281

www.diamondmills.co.uk E-mail: sales@diamondmills.co.uk





Total Area: 131.0 m² ... 1410 ft²

All measurements are approximate and for display purposes only