



50 Poppy Lane, Felixstowe, IP11 6AG

£400,000 FREEHOLD

**DIAMOND
MILLS**
Established 1908

Constructed in 2023 by Persimmon homes a spacious three storey four bedroom detached family house, offered for sale with no onward chain.

STORM PORCH

Part glazed composite entrance door to :-

ENTRANCE HALL

LVT flooring. Radiator. Staircase to first floor. Window to side aspect. Wall mounted thermostat. Under stairs storage cupboard. Door to :-

SPARATE WC

LVT flooring. White suite comprising low level WC, pedestal wash hand basin, with mixer tap and tiled splash back.

KITCHEN DINER

18' 1" x 9' 3" (5.51m x 2.82m) LVT flooring. Radiator. Contemporary fitted kitchen comprising a range of eye level and base level units, laminate work tops and upstands. Space for fridge freezer. Integrated dishwasher. Under counter electric oven, four ring gas hob and extractor hood above. Stainless steel one and a half bowl sink with drainer. Window to rear aspect. French doors to rear garden. Door to :-

UTILITY ROOM

5' 10" x 5' 9" (1.78m x 1.75m) LVT flooring. Radiator. Plumbing for automatic washing machine. Wall mounted gas fire boiler. Window to side aspect. Fitted worktop. Extractor fan.

FIRST FLOOR LANDING

Fitted carpet. thermostat. Built in cupboard. Doors off to :-

BEDROOM 1

12' 10" x 10' 6" (3.91m x 3.2m) Measuring 12'10" maximum reducing to 11'10" minimum x 10'6".

Fitted carpet. Radiator. Window to front aspect. Door to :-

ENSUITE SHOWER ROOM

LVT flooring. White suite comprising low level WC, pedestal wash hand basin. Radiator, shower cubical, obscured window to front aspect. Part tiled walls. Extractor fan.

FAMILY BATHROOM

11' 6" x 5' 11" (3.51m x 1.8m) 11'6" x 5'11" maximum reducing to 5'7" minimum.

LVT flooring. White suite comprising low level WC, pedestal hand wash basin, Bath unit. Part tiled walls. Obscured window to side aspect. Radiator. Extractor fan.

BEDROOM 3

9' 7" x 9' 6" (2.92m x 2.9m) Maximum 9'7" reducing 7'6" minimum x 9'6"

Fitted carpet. Radiator. Window to rear aspect.

BEDROOM 4

8' 2" x 9' 6" (2.49m x 2.9m) Fitted carpet. Radiator. Window to rear aspect. Built in cupboard.

TOP FLOOR LANDING

Fitted carpet. Window to side aspect. Built in storage cupboard. Door to :-

BEDROOM 2

11' 3" x 15' 4" (3.43m x 4.67m) 11'3" x 15'4" reducing down to 13'10"

Fitted carpet. Radiator. Window to rear aspect. Loft hatch. Velux sky light. Door to :-

ENSUITE SHOWER ROOM

LVT flooring. White suite comprising low level WC. Pedestal hand wash basin, shower cubical, Part tiled walls. Radiator. Velux sky light.

REAR GARDEN

Enclosed by fencing and garage and mainly laid to lawn. Pedestrian side gate providing access to the driveway and front of the garage.

GARAGE

23' 5" x 10' 3" (7.14m x 3.12m) Up and over door to front off road parking for up to four vehicles.

COUNCIL TAX BAND

Band E.

ENERGY PERFORMANCE CERTIFICATE

The current energy performance rating is B (84) with a potential rating of A (94) and the current energy efficiency rating is valid until 4th December 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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