



Fairways, Elmcroft Lane, Felixstowe, IP11 9LX

£550,000 FREEHOLD

**DIAMOND
MILLS**

Established 1908

An exceptional detached four-bedroom chalet with a conservatory and an oversized garage set in established gardens of about a quarter of an acre at the end of an "No Through Lane" in Old Felixstowe. In addition to the four bedrooms, there are three reception rooms, two bathrooms (one en-suite), a cloakroom and a utility room. No onward chain.

PORCH

With door to hall.

HALL

the stairs rise to the first floor from the hall. There is a cloaks cupboard and a radiator in the hall.

SITTING ROOM (S)

17' 3" x 13' 3" (5.26m x 4.04m) The focal point of the room is a fireplace with inset gas fire. This room has a radiator and a lovely bay window to the South measuring 11' x 6'9" max.

BEDROOM (S)

14' 3" x 10' (4.34m x 3.05m) With fitted cupboards and radiator. there is also an airing cupboard.

EN-SUITE SHOWER ROOM

12' 9" x 10' 9" (3.89m x 3.28m) overall. There is a shower in the wet room area, a low-level WC, bidet and wash basin. Beyond this is a dressing area with fitted wardrobe cupboards, a radiator and glazed door into the conservatory.

OFFICE

11' 6" x 7' 9" (3.51m x 2.36m) With fitted desk unit and shelving. There is a radiator in this room and a glazed door into the conservatory.

CLOAKROOM (N)

4' 9" x 2' 7" (1.45m x 0.79m) Fitted with a two piece suite comprising low level WC and wash basin. Radiator.

UTILITY (N)

8' 3" x 5' 9" (2.51m x 1.75m) With fitted base unit and inset stainless steel sink unit with single drainer. Plumbing for a washing machine.

DINING ROOM (W)

12' 9" x 12' 3" (3.89m x 3.73m) There are two radiators in the dining room and a cupboard housing the Baxi gas fired boiler. An archway leads into the kitchen.

KITCHEN (N)

11' x 8' 9" (3.35m x 2.67m) Fitted with a range of wall and base units and a one and a half bowl sink unit with waste disposal unit and single drainer. The appliances include a double oven and a Neff hob with hood over. Half glazed external door.

CONSERVATORY

19' 3" x 9' 9" (5.87m x 2.97m) plus 9'9"x8'3" An "L" shaped conservatory of UPVC double glazed construction on a brick plinth under a polycarbonate roof. There are two radiators in the conservatory, great views over the terrace down the gardens and external doors.

LANDING

With access to loft void.

BEDROOM (E)

12' x 7' (3.66m x 2.13m) plus dormer. An eves cupboard gives access to a loft void. There is a radiator in this bedroom.

BEDROOM (S)

8' x 6' 9" (2.44m x 2.06m) With radiator.

BATHROOM (N)

9' 9" x 5' 6" (2.97m x 1.68m) Fitted with a three-piece white suite comprising panel bath with shower attachment and screen, pedestal wash basin and low level WC. Velux roof light. Radiator and extractor.



BEDROOM (N)

14' 3" x 9' 6" (4.34m x 2.9m) max. With Velux roof light and radiator. Cupboard housing the hot water cylinder and access to the eaves housing the solar panel heating system.

SOLAR PANELS

The vendors have advised us that the feed in tariff (FIT) amounts to approximately £1,500.00 per annum.

GARAGE

39' x 10' (11.89m x 3.05m) max This is an exceptionally long garage with up and over doors both ends. There is a mezzanine floor over part of the garage. Power and light connected.

OUTSIDE

The property is situated at the end of the lane and is approached over an in and out drive. There is parking in front of the dwelling and in front of the garage.

Immediately to the rear of the house is an extensive paved terrace. The established gardens are a particularly attractive feature of this property and include a small ornamental pond, box hedging, lawns, mature shrubberies, trees and beech hedging.

In addition to a greenhouse there is a former garage at the end of the garden.

ENERGY PERFORMANCE CERTIFICATE

The current EPC rating is.. with a potential of.. which is valid until March 2035

COUNCIL TAX BAND

E

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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