



29 Buttercup Crescent, Felixstowe, IP11 6AJ

£269,995 FREEHOLD

**DIAMOND
MILLS**
Established 1908

Built in 2024, a superbly presented two bedroom semi detached house offered for sale with no onward chain.

Composite entrance door to:-

ENTRANCE HALL

5' 8" x 5' 3" (1.73m x 1.6m) Radiator. Doors off to:-

GROUND FLOOR CLOAKROOM

White suite comprising pedestal wash hand basin, low level WC, radiator. Extractor fan.

OPEN PLAN KITCHEN LIVING ROOM

24' 8" x 12' 9" reducing to 9' 5" (7.52m x 3.89m)

FITTED KITCHEN

A modern range of gloss white eye and base level units with laminate work tops and upstands. Stainless steel one and a half bowl sink. Built in fridge freezer and built in under counter electric oven. Four ring gas hob with extractor hood over and stainless steel splash back. Plumbing for automatic washing machine. Wall mounted cupboard housing gas fired boiler (not tested). Breakfast bar with space for two persons. Lino flooring. Opening to:-

LIVING ROOM

Fitted carpet. Two radiators. Staircase to first floor. French doors to rear garden.

FIRST FLOOR LANDING

Fitted carpet. Doors off to:-

BEDROOM ONE

10' 2" x 9' 11" (3.1m x 3.02m) Fitted carpet. Radiator. Window to rear aspect. Built in wardrobe.

BEDROOM TWO

12' 9" x 7' 1" (3.89m x 2.16m) Fitted carpet. Radiator. Two windows to front aspect.

BATHROOM

6' 9" x 6' 00" (2.06m x 1.83m) Lino flooring. White suite comprising low level WC, pedestal wash hand basin, bath with shower over and glass screen. Part tiled walls. Frosted window to side aspect. Extractor fan.

OUTSIDE

To the front of the property is a small parcel of lawn with a flower border and pathway to the front entrance and adjacent to a driveway providing off road parking for two vehicles.

The rear garden is south facing and fully enclosed by fencing and mainly laid to lawn with pedestrian side access to the front of the property. There is a wooden garden shed included in the sale.

COUNCIL TAX BAND

Band B.

SOLAR PANELS

ENERGY PERFORMANCE CERTIFICATE

The current energy efficiency rating is B (91) with a potential rating of A (92) and the current energy performance certificate is valid until 28th May 2034.

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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

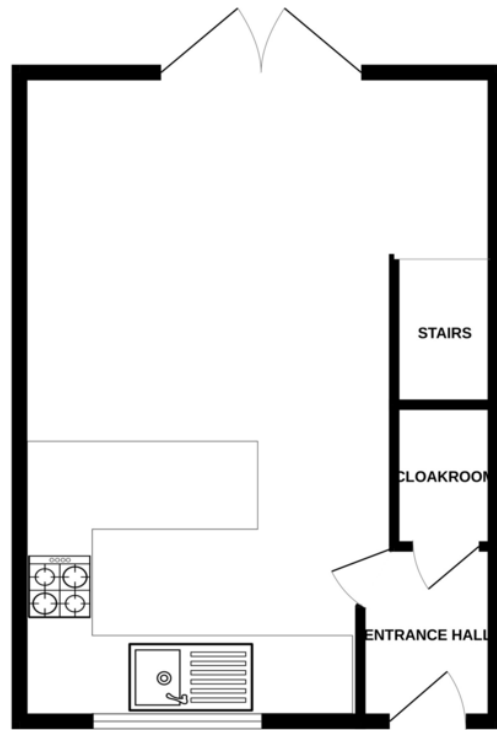
VIEWING

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





GROUND FLOOR



1ST FLOOR

