



97 Garrison Lane, Felixstowe, Suffolk, IP11 7RG

£450,000 FREEHOLD

**DIAMOND
MILLS**

Established 1908

A modernized and extended 1950's detached family house with ample off road parking, a garage and landscaped West facing rear garden. This three bedroom house is beautifully presented and has two bathrooms and two reception rooms as well as a conservatory. The property is conveniently situated close to Felixstowe Town Centre.

PORCH

With tiled floor. Door with leaded lights to reception hall.

RECEPTION HALL

The stairs rise to the first floor. Cupboard and open storage area beneath the stairs. There is a radiator in this hall.

DINING ROOM (E&S)

13' 9" x 14' (4.19m x 4.27m) max. This room is at present used as a playroom. Pine flooring and a radiator.

LIVING ROOM (S)

24' 3" x 13' 3" (7.39m x 4.04m) max. This room narrows to 11'. The focal point of the room is a marble fireplace with inset gas fire. Fitted units including shelving, cupboard and radiator cover. Sliding glazed doors open into the conservatory.

CONSERVATORY.1

11' x 11' (3.35m x 3.35m) Of UPVC double glazed construction on a brick plinth. There is an electric radiator in the conservatory.

KITCHEN (N&W)

14' 3" x 11' 9" (4.34m x 3.58m) max Fitted with a range of wall a base unit with high gloss fronts. Inset stainless steel sink unit with single drainer. The appliances include a Neff oven and five ring gas hob with hood over. there is a radiator in the kitchen and plumbing for a dish washer and a washing machine. Sliding glazed external door to the West.

The kitchen is open into the dining area.

DINING AREA (W)

15' x 8' 9" (4.57m x 2.67m) With full height glazing to the West. Radiator.

SHOWER ROOM

6' 3" x 5' 6" (1.91m x 1.68m) Fitted with a modern three-piece suite comprising shower cubicle with Mira electric shower unit, wash basin and low-level WC. There is a heated towel rail/radiator in this room and an extractor.

LANDING

There is a radiator on the landing and access to the loft void. Doors lead off to the bedrooms and the bathroom.

BEDROOM (E)

14' 6" x 12' 3" (4.42m x 3.73m) max. This is a lovely light double bedroom with Easterly facing bay window allowing the morning sun to stream in. Radiator.

BEDROOM (S&W)

13' x 12' 3" (3.96m x 3.73m) Another light double bedroom with double aspect windows. Radiator.

BEDROOM (E)

8' 6" x 8' 3" (2.59m x 2.51m) Another bright East facing room. Radiator.

BATHROOM (N&W)

8' 3" x 7' 3" (2.51m x 2.21m) Fitted with a three-piece suite comprising panel bath with electric shower unit over, wash basin and low level WC. A cupboard houses the Vaillant gas fired boiler and hot water cylinder. There is a heated towel rail/radiator in this bathroom.

OUTSIDE

An extensive block paved parking area immediately in front to the house provides ample off-road parking and gives access to the garage. There is a pedestrian gate giving access past the North of the house to the rear garden.

A particularly attractive feature of this property is the fact that the rear garden faces West, so it benefits from the afternoon sun. Directly to the rear of the house is a paved terrace beyond which the lawn extends away. There are several trees and shrubs in the garden providing privacy. There is a shed, and an outside water tap in the garden.

GARAGE

11' 6" x 8' 3" (3.51m x 2.51m) With power and light connected. There is an up and over front door and a courtesy door into the garden.

ENERGY PERFORMANCE CERTIFICATE

The current EPC rating is D (67) with a potential of C (80) which is valid until October 2029

COUNCIL TAX BAND

D

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.





