



64 Upperfield Drive, Felixstowe, Suffolk, IP11 9LS

£375,000 FREEHOLD

**DIAMOND
MILLS**

Established 1908

Offered for sale with vacant possession, no onward chain, a three-bedroom detached bungalow backing onto open fields.

MAIN ENTRANCE ON SIDE OF BUNGALOW

Entrance door to:-

ENTRANCE PORCH

4' 11" x 3' 01" (1.5m x 0.94m) Quarry tiled floor. Door with matching side panel to:-

ENTRANCE HALL (L SHAPED)

10' 10" reducing to 4' 9" x 15' 2" (3.3m x 4.62m) Fitted carpet. Radiator. Built in cupboards. Loft hatch. Doors off to:-

LOUNGE DINER (L SHAPED)

21' 3" reducing 11' 11" x 22' 8" reducing 10' 3" (6.48m x 6.91m) Three radiators. Two windows to side aspect. Window to front aspect. Coving. Door to:-

KITCHEN

11' 11" x 8' 10" (3.63m x 2.69m) Lino floor. Fitted kitchen comprising range of eye and base level units with laminate worktops and tiled splash backs. Built in dishwasher. Plumbing for automatic washing machine. Space for cooker. Stainless steel sink with drainer. Space for fridge freezer. Space for small table and chairs. Window and door to:-

LEAN TO

15' 10" x 3' 6" (4.83m x 1.07m)

BATHROOM

Lino floor. White suite comprising pedestal wash hand basin, bath, radiator, fully tiled walls, obscured window to side aspect.

SEPARATE WC

White suite comprising wash hand basin and low level WC. Window to side aspect.

BEDROOM 3

9' 00" x 7' 10" (2.74m x 2.39m) Fitted carpet. Radiator. Window to side aspect. Built in wardrobes.

BEDROOM 1

12' 10" x 9' 9" (3.91m x 2.97m) Radiator. Window to rear aspect. Built in wardrobes.

BEDROOM 2

12' 5" x 8' 11" (3.78m x 2.72m) Radiator. French doors to rear garden.

GARAGE

18' 3" x 10' 1" (5.56m x 3.07m) Remote controlled up and over door to front. Window to rear aspect. Service door to garden. Light and power connected.

OUTSIDE

To the front of the property there is an open plan front garden which is mainly laid to lawn with a holly bush and small tree. A concrete driveway providing off road parking with flower borders both sides lead to the main entrance of the bungalow and a single garage. There is also a concrete pathway which provides access along the east side of the bungalow leading to the 'lean to'.

The rear garden offers a patio area and is laid to lawn with brick walls to the east and west boundaries and a wire fence to the north boundary and there are views over open fields.

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COUNCIL TAX BAND

Band D.

ENERGY PERFORMANCE CERTIFICATE

The current energy efficiency rating is E (47) with a potential rating of B (83) and the current energy performance certificate is valid until 13th December 2028.

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.

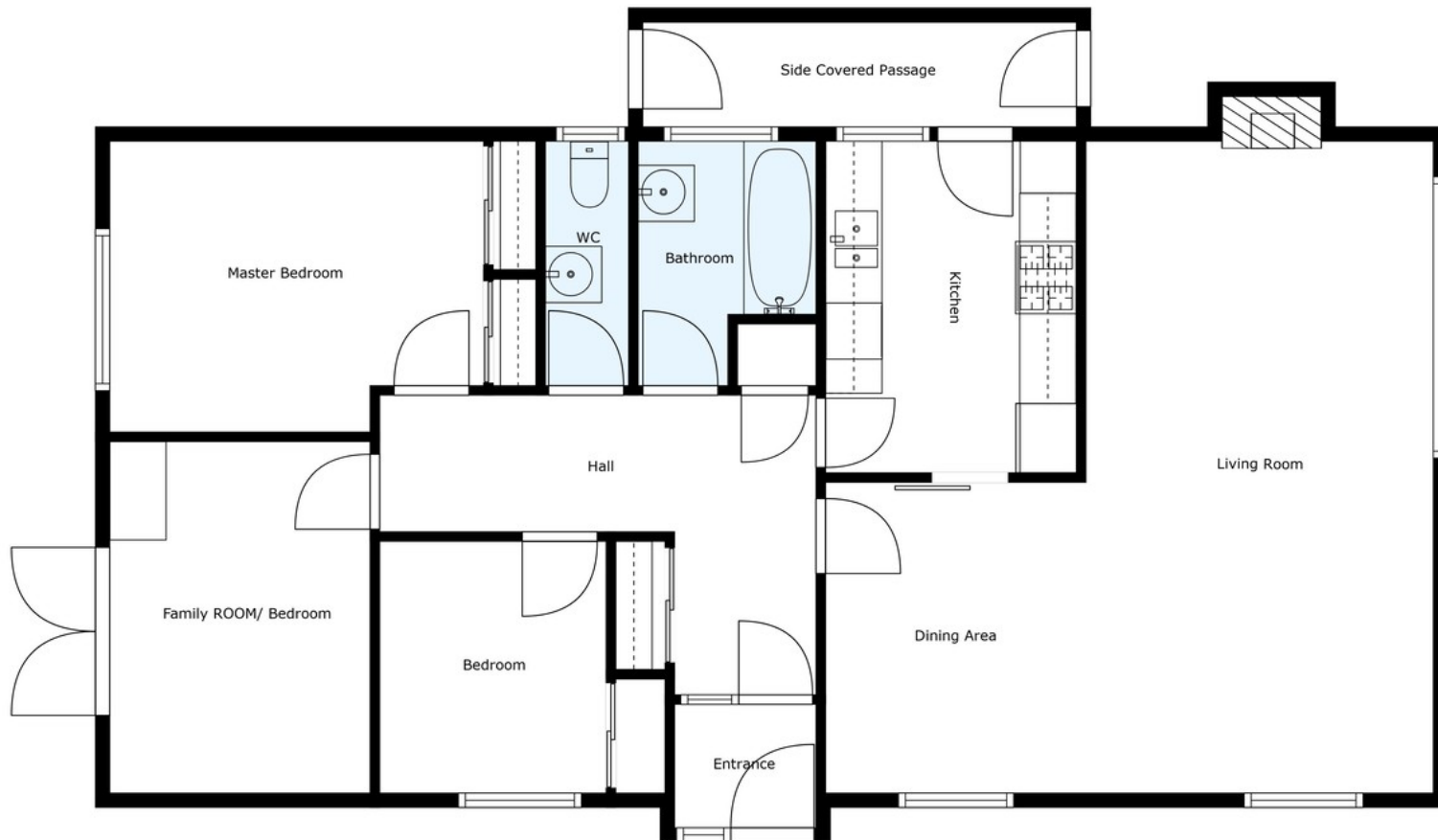
VACANT POSSESSION ON COMPLETION

VIEWING

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







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Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.