



**40 Upperfield Drive, Felixstowe, IP11 9LS**

**£335,000 FREEHOLD**

**DIAMOND  
MILLS**

*Established 1908*



**A well-presented two-bedroom semi-detached bungalow set in charming, landscaped gardens in one of the most sought-after residential areas of Old Felixstowe. There is off road parking and adjacent garage with automated door and an electric vehicle charging point.**

#### **PORCH**

6' 2" x 2' 9" (1.88m x 0.84m) A glazed porch with door to the hall.

#### **HALL**

8' 9" x 7' (2.67m x 2.13m) There is access to a partly boarded loft void with a ladder and there is a radiator in the hall. One cupboard in the hall houses the consumer unit and gas metre, another is shelved and the third houses the Logic combi 24 gas fired boiler.

#### **LIVING ROOM (E&W)**

18' x 11' 3" (5.49m x 3.43m) The focal point of the living room is the open fireplace with inset multi-fuel stove. There are two radiators in this room.

#### **KITCHEN/DINER (E)**

19' 9" x 11' 6" (6.02m x 3.51m) max. Fitted with a range of Wren wall and base units and a stainless-steel sink unit with single drainer. A Cooke and Carron gas and electric cooker. There is a range of three built in cupboards, a radiator and plumbing for a washing machine. There is an island unit on wheels in the kitchen.

#### **PANTRY (N)**

4' 6" x 2' 6" (1.37m x 0.76m)

#### **BEDROOM (E)**

18' x 9' 6" (5.49m x 2.9m) With fitted wardrobe cupboards and radiator.

#### **BEDROOM (W)**

11' 6" x 10' 3" (3.51m x 3.12m) There is a radiator in this room.

#### **BATHROOM (W)**

8' 9" x 5' 3" (2.67m x 1.6m) A fully tiled room fitted with a three-piece suite comprising vanity unit with inset wash basin, low level WC and shower. There is a radiator in this room.

#### **GARAGE**

17' x 9' (5.18m x 2.74m) With power and light connected and an automated up and over door. There is a courtesy door from the garage into the garden. Electric vehicle charging point.

#### **OUTSIDE**

The gardens are a particularly attractive feature of this property. There are lawned gardens with various shrubs to the South and West of the bungalow.

To the rear there are enclosed landscaped gardens with terracing, flower beds and shrubberies. Out houses include a timber and felt summer house measuring 7'9"x5'9" and a timber and felt storage unit. Both have power connected. Approached through a Clematis archway is another terrace to the South with shrubs, a pear tree and some fruit canes.



### **ENERGY PERFORMANCE CERTIFICATE**

The current EPC rating is D(65) with a potential of B(85) which is valid until May 2035

### **COUNCIL TAX BAND**

C

### **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.**

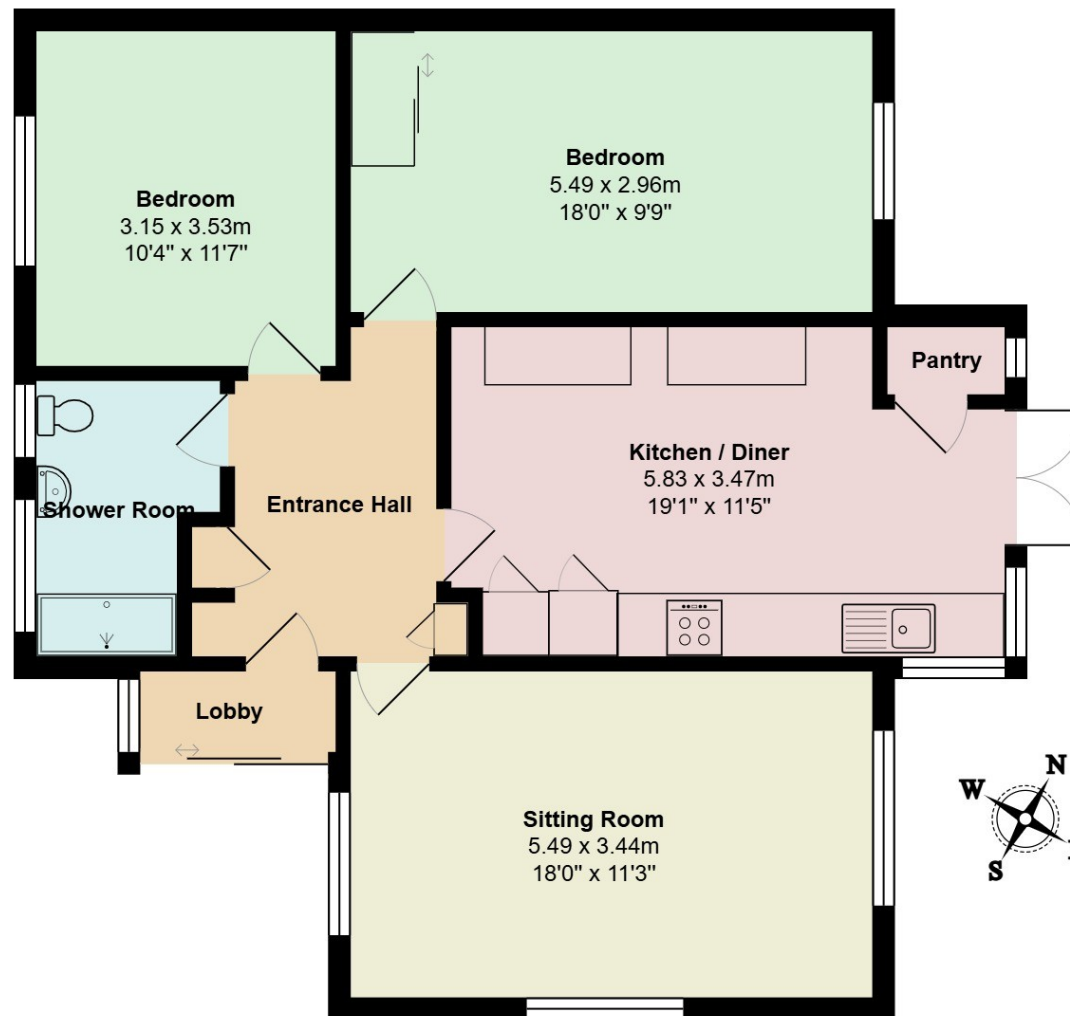
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Total Area: 84.9 m<sup>2</sup> ... 913 ft<sup>2</sup>

All measurements are approximate and for display purposes only