



45 Nayland Road, Felixstowe, IP11 2XP

£245,000 FREEHOLD

**DIAMOND
MILLS**

Established 1908

An extended semi-detached four-bedroom house with a garage situated at the end of a "No Through Road". The house has recently undergone an improvement/modernisation program with included replacing the kitchen, bathroom, and floor coverings. There is off road parking. No onward chain.

HALL (W)

5' 6" x 3' 3" (1.68m x 0.99m) The modern consumer unit is in the hall.

LIVING ROOM (W)

15' x 14' (4.57m x 4.27m) A well proportioned reception room with a radiator. The stairs rise to the first floor from this room. A door leads into the kitchen.

KITCHEN (S)

15' x 9' 6" (4.57m x 2.9m) A recently fitted kitchen with a range of wall and base units with wooden work surfaces and an inset one a half bowl stainless steel sink unit with single drainer. The appliances include a ceramic hot, Hoover hood over and Hoover oven. There is a breakfast bar, a radiator and space for a washing machine. The Baxi gas fired boiler is also in the kitchen. A door then leads into the dining room.

DINING ROOM (E)

10' 3" x 8' (3.12m x 2.44m) The floor in the dining room is tiled to match the kitchen. There is a radiator in the dining room and glazed external doors to the rear garden and a door to the ground floor bedroom/study.

BEDROOM/STUDY (E)

10' 6" x 6' 6" (3.2m x 1.98m) A comfortable single bedroom or study.

LANDING

There is access to the loft void from the landing and doors to three bedrooms and the bathroom.

BEDROOM (W)

10' 9" x 8' 3" (3.28m x 2.51m) + door recess A double room with built in wardrobe cupboard and storage cupboards. There is a radiator in this room.

BEDROOM (E)

9' 6" x 8' 3" (2.9m x 2.51m) Another room with built in wardrobe cupboard and storage cupboards. There is a radiator in this room.

BEDROOM (W)

7' 9" x 6' 6" (2.36m x 1.98m) There is a radiator in this room.

BATHROOM (E)

6' 9" x 6' 6" (2.06m x 1.98m) Recently re-fitted with a three piece white suite comprising panel bath with shower over and fitted scree, vanity unit with inset wash basin and low level WC. There is a fitted cabinet and a towel rail/radiator in the bathroom.

OUTSIDE

There is an enclosed, partly walled rear garden which has recently been seeded with grass seed. An open doorway leads out to the parking area and garage.

GARAGE

16' 6" x 8' 3" (5.03m x 2.51m) The garage is the middle one of three situated to the Southwest of the house. The garage has an up and over door.

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ENERGY PERFORMANCE CERTIFICATE

The current EPC rating is C (71) with a potential of B (85) which is valid until June 2031

COUNCIL TAX BAND

B

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.

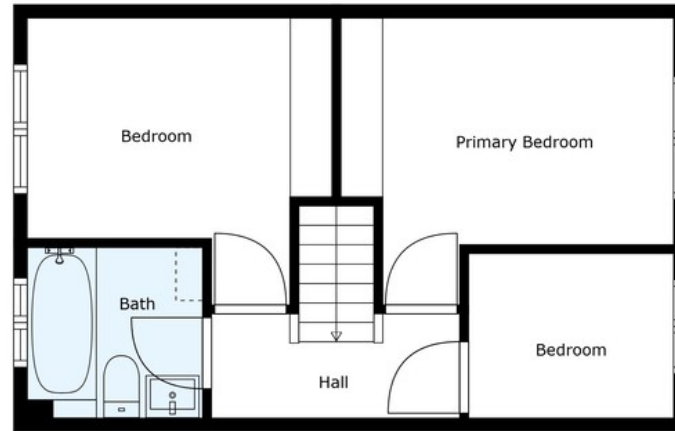
VACANT POSSESSION ON COMPLETION

VIEWING

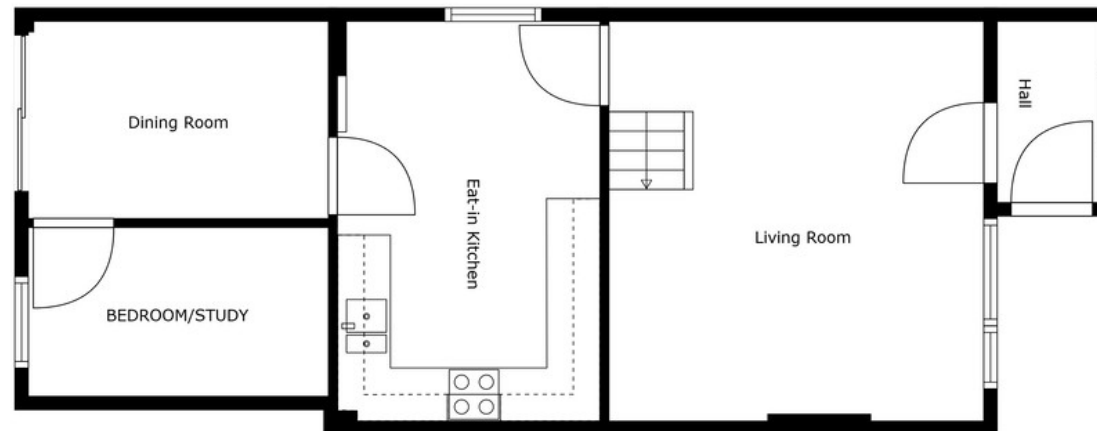
By prior appointment with the vendors agents -
DIAMOND MILLS & CO. (01394) 282281.



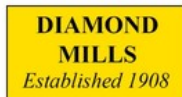




Floor 2



Floor 1



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