



35 Felix Road, Felixstowe, IP11 7JD

£350,000 FREEHOLD

**DIAMOND
MILLS**

Established 1908

Immaculately presented three-bedroom terraced home featuring two bathrooms, ideally located within close proximity to the Town Centre and Seafront. Thoughtfully reconfigured and modernised over time, this property offers stylish and comfortable living throughout. Includes off-road parking.

HALL

The stairs rise to the first floor from the hall and there is a radiator in the hall.

CLOAKROOM

Fitted with a two-piece white suite comprising vanity unit with wash basin, low level WC and towel rail/radiator. There is also an extractor in the cloakroom.

DINING ROOM (W)

10' 9" x 9' (3.28m x 2.74m) There is a radiator in the dining room. This room is open into the sitting room and there is a doorway to the kitchen.

SITTING ROOM (E)

11' 9" x 10' (3.58m x 3.05m) up to fitted cupboards There is a bay window, two radiators and an electric fire in this room.

KITCHEN (S&W)

16' x 10' 3" (4.88m x 3.12m) Fitted with a range of wall and base units with Quartz work surfaces and an inset one and a half bowl sink unit. The appliances include a Neff double oven, microwave and warming drawer. Also, a Neff ceramic hob with filter hood, an integrated dish washer and plumbing for a washing machine and tumble dryer. There is also a breakfast bar in the kitchen, wine rack and radiator.

LANDING

With access to loft void.

BEDROOM (E)

10' 9" x 10' 9" (3.28m x 3.28m) plus recess. Fitted with two ranges of wardrobe cupboards and a dressing table unit. There is a radiator and a fan in this bedroom.

EN-SUITE

7' 3" x 5' 6" (2.21m x 1.68m) Fitted with a three-piece suite comprising shower, vanity unit with wash basin and low-level WC. There is a towel rail/radiator in this room and an extractor.

BEDROOM (W)

9' 9" x 7' 3" (2.97m x 2.21m) With fitted cupboards including wardrobe and boiler cupboard housing the Baxi gas fired boiler. There is also a dressing table. The consumer unit is in this room too.

BEDROOM (W)

10' 9" x 9' 6" (3.28m x 2.9m) With fitted cupboards and radiator.

BATHROOM (S)

8' 6" x 6' 6" (2.59m x 1.98m) Fitted with a suite comprising panel bath with shower attachment over and screen, vanity unit with wash basin and low level WC. There is a towel rail/radiator and an airing cupboard in this room.

OUTSIDE

Immediately in front of the house there an off-road parking space. The rear courtyard gardens face West so are very sunny in the afternoon. This courtyard is down to gravel so easy to maintain. There is a terrace immediately to the Southwest and West of the house.

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ENERGY PERFORMANCE CERTIFICATE

The Current EPC rating is C (74) with a potential of B (88) which is valid until August 2035.

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.



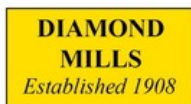




Floor 1



Floor 2



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