



17 Treetops, Felixstowe, IP11 9ER

£395,000 FREEHOLD

**DIAMOND
MILLS**

Established 1908

A well-presented four-bedroom family house with two reception rooms, two bathrooms, modern kitchen, garage and car port. In recent years the bathroom and kitchen have been replaced, all the internal doors have been changed and most of the radiators have been upgraded. The house is situated in a cul-de-sac in the walton area of Felixstowe and has gardens front and rear.

HALL

The stairs rise to the first floor from the hall and there is a cupboard beneath them.

SHOWER ROOM (N)

5' 9" x 4' (1.75m x 1.22m) Fitted with a three-piece suite comprising shower, vanity unit with inset wash basin and low-level WC. There is also an extractor fan in this room.

LIVING ROOM (W)

20' x 12' (6.1m x 3.66m) A well proportion room with two radiators. There is a gas fire which has been disconnected.

DINING ROOM (E INTO THE CONSERVATORY)

9' 6" x 9' 6" (2.9m x 2.9m) There is a radiator in this room and a sliding glazed door to the conservatory.

KITCHEN (E INTO THE CONSERVATORY)

10' x 9' 3" (3.05m x 2.82m) Fitted with a range of modern wall and base units with oak work surfaces and an enamel sink unit. The appliances include a Bosch gas hob, Bosch twin ovens, an integral fridge and a Bosch dish washer. There is a glazed door into the conservatory.

CONSERVATORY

19' x 6' 9" (5.79m x 2.06m) Of double-glazed construction on a brick plinth under a polycarbonate roof. External door out onto the deck and a door into the garage.

LANDING (N)

14' 3" x 5' 6" (4.34m x 1.68m) There is a radiator on the landing and there is access to the loft void.

BEDROOM (W)

16' 9" x 10' (5.11m x 3.05m) With twin built in wardrobe cupboards and a radiator.

BEDROOM (E)

9' 9" x 9' 1" (2.97m x 2.77m) With built in wardrobe cupboard with double doors and a radiator.

BEDROOM (E)

8' 9" x 6' 9" (2.67m x 2.06m) plus door recess. There is a radiator in this room. The airing cupboard housing the Worcester combination gas fire boiler is also in this room.

BEDROOM (W)

9' x 10' (2.74m x 3.05m) plus door recess. There is a radiator in this room.

BATHROOM (S)

8' 4" x 5' 4" (2.54m x 1.63m) Fitted with a modern three-piece suite comprising panel bath with shower over and fitted screen, vanity unit with wash basin and low-level WC. There is a towel rail/radiator in this room and an extractor.



GARAGE

19' x 8' 6" (5.79m x 2.59m) There is an up and over door, a courtesy door to the conservatory and power and light connected. There is also plumbing for a washing machine in the garage.

OUTSIDE.

The property is approached over a drive providing off road parking which leads into the car port in front of the garage.

The front garden is laid to lawn with various plants and shrubs and a young cherry tree. There is access both sides of the house. the one on the southern side of the house leads through a covered bike store. The enclosed rear garden is partly walled. Immediately to the rear of the house is a raised deck beyond which the garden is down to grass. There is also a small garden shed.

ENERGY PERFORMANCE CERTIFICATE

The current EPC rating is D (66) with a potential of C (79) which is valid until September 2035.

COUNCIL TAX BAND

E

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.

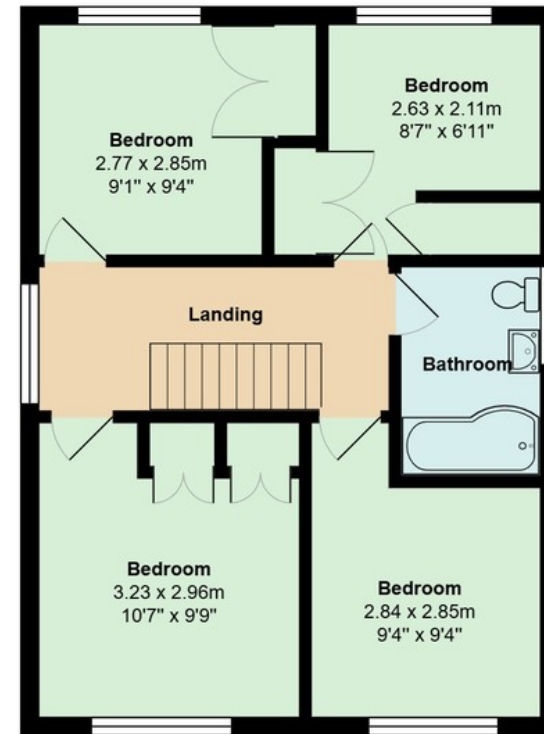
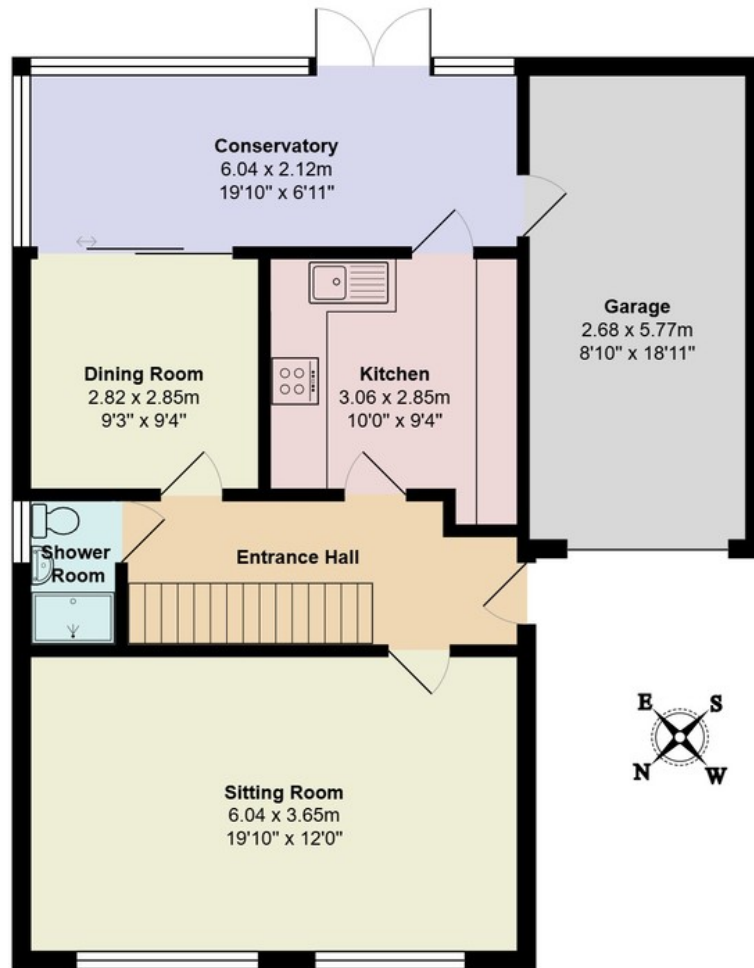
VACANT POSSESSION ON COMPLETION

VIEWING

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







Total Area: 135.8 m² ... 1462 ft²

All measurements are approximate and for display purposes only