



8 Ranson Road, Felixstowe, Suffolk, IP11 9FL

£395,000 FREEHOLD

**DIAMOND
MILLS**

Established 1908

Built in 2020, a stunning and immaculate contemporary three double bedroom house with off street parking, a garage and a south facing garden.

STORM PORCH

Composite entrance door opening to:-

ENTRANCE HALL

5' 11" x 4' 6" (1.8m x 1.37m)

GROUND FLOOR WC

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

KITCHEN

13' 10" x 8' 4" (4.22m x 2.54m)

DINING AREA

13' 2" x 10' 5" (4.01m x 3.18m)

LIVING ROOM

13' 2" x 10' 7" (4.01m x 3.23m)

FIRST FLOOR LANDING

15' 5" x 6' 8" (4.7m x 2.03m)

BEDROOM 2 (NORTH)

13' 2" x 10' 3" (4.01m x 3.12m)

BATHROOM

7' 8" x 6' 2" (2.34m x 1.88m)

BEDROOM 3 (WEST)

11' 9" x 10' 6" (3.58m x 3.2m)

BEDROOM 1

18' 7" x 9' 6" (5.66m x 2.9m)

ENSUITE SHOWER ROOM

7' 9" x 5' 1" (2.36m x 1.55m)

GARAGE

20' 7" x 10' 4" (6.27m x 3.15m)

OUTSIDE

There is an open plan low maintenance front garden with small box hedging and shrubbery. Paved pathway leads to the front entrance, and a block paved driveway provides off street parking for one vehicle.

The rear garden offers a good degree of privacy and faces south and boasts an extended patio area, is mainly laid to lawn and enclosed by fencing.

ENERGY PERFORMANCE CERTIFICATE

The current energy performance rating is B (83) with a potential rating of A (93) and the current energy performance certificate is valid until 10th November 2029.

COUNCIL TAX BAND

Band D.

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

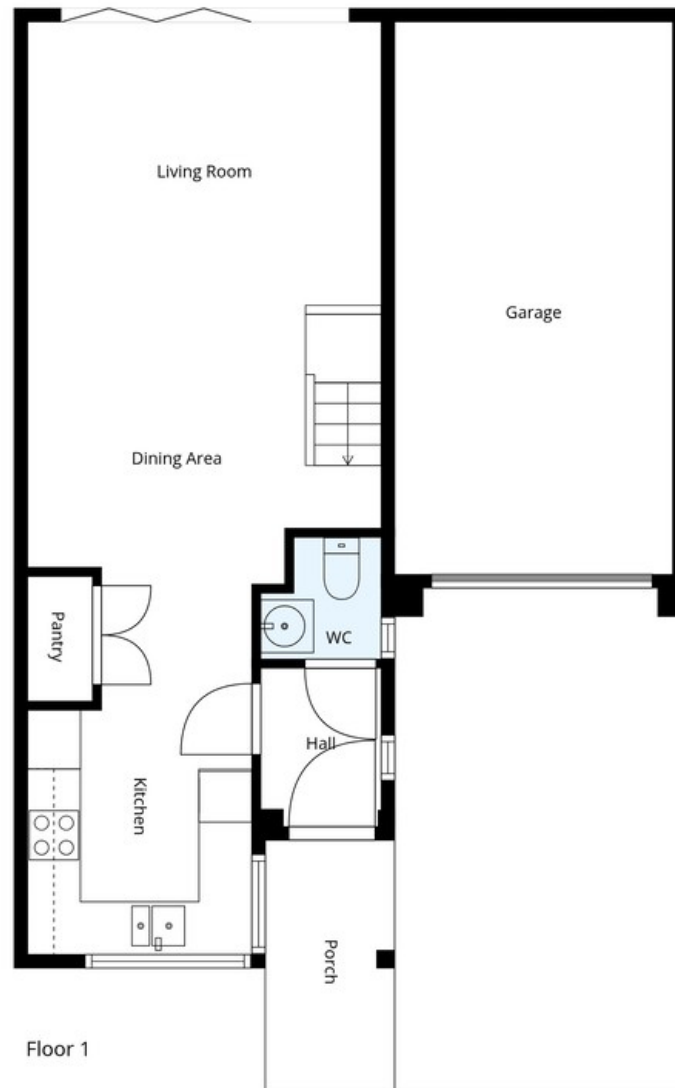
VIEWING

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

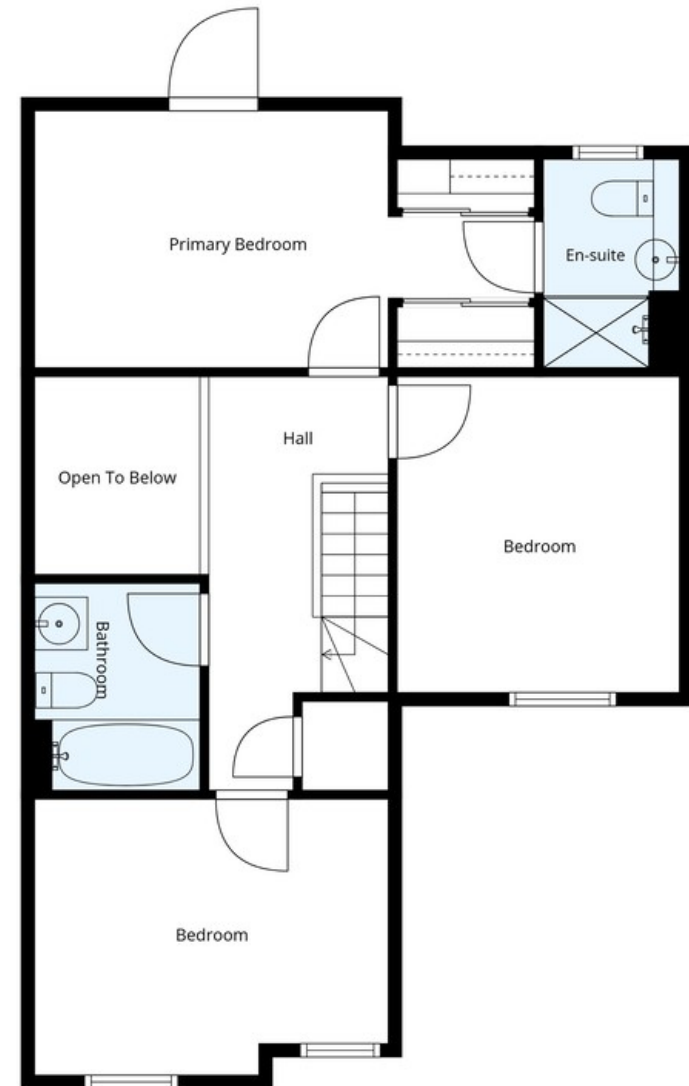
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Floor 1



Floor 2

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