



**57 Melford Way, Felixstowe, IP11 2UF**

**£245,000 FREEHOLD**

**DIAMOND  
MILLS**  
*Established 1908*



**An excellent opportunity to acquire a three-bedroom semi-detached family home in a popular residential location. Offered with vacant possession and no onward chain, this property benefits from a newly installed boiler, a sunny west-facing garden, and a spacious kitchen/diner. Ideally suited for first-time buyers, growing families, or investors looking for a high-yield buy-to-let.**

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**Key Features:**

- **No Onward Chain: Move in without the hassle of a complex property chain.**
- **West Facing Rear Garden: Enjoy afternoon and evening sunshine in a private outdoor space.**
- **Kitchen/Diner: Open-plan dining area perfect for family meals and entertaining.**
- **Parking & Garage: Driveway providing off-road parking leading to a single garage.**
- **Modern Comforts: Gas fired central heating featuring a brand-new boiler.**
- **Investment Potential: An ideal Buy-to-Let opportunity in a high-demand rental area.**
- **Prime Location: Situated in a quiet cul-de-sac with easy access to the A14 and local amenities.**

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Upon entering, you are welcomed into a practical entrance hall that leads into the bright Lounge area. This inviting space serves as the heart of the home, offering ample room for lounge furniture and relaxation.

To the rear lies the Kitchen/Diner, a highly desirable feature for modern living. Spanning the width of the house, this room provides distinct zones for cooking and dining, with direct access to the rear garden-perfect for summer barbecues and al fresco dining.

Upstairs, the first floor accommodates three bedrooms, offering flexible usage for families or home office setups. A family bathroom serves the upper floor. The property has been upgraded with a new gas boiler, ensuring energy efficiency and peace of mind for the incoming owner.

Lounge 12'5 x 11'5 (3.8m x 3.5m)  
Kitchen 11'7 x 9'2 (3.5m x 2.8m)  
Dining area 8'5 x 7' (2.6m x 2.1m)  
Bedroom (1) 11'2 x 8'2 (3.4 x 2.5m)  
Bedroom (2) 11'3 x 8'2 (3.4m x 2.5m)  
Bedroom (3) 8'2 x 6'1 (2.5m x 1.9m)

**The Exterior** The property sits back from the road with a driveway providing essential off-road parking, which leads to a detached single garage-ideal for a vehicle or additional storage. The standout feature is the West Facing Rear Garden. This orientation ensures the garden captures the best of the afternoon and evening sun, making it a warm and enjoyable space after a day at work.

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**Location Highlights:**

Melford Way is a well-established and sought-after residential area in Felixstowe (Walton/Cavendish Park area).

- **Transport:** Excellent access to the A14 for commuters to Ipswich or the Port of Felixstowe.
- **Schools:** Close proximity to local primary schools such as Grange Community Primary and Langer Primary Academy.
- **Amenities:** A short distance from major supermarkets (Morrisons and Lidl) and local convenience shops.

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### **ENERGY PERFORMANCE CERTIFICATE**

The EPC is C (69) with a potential of B (87) which is valid until March 2032

### **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**

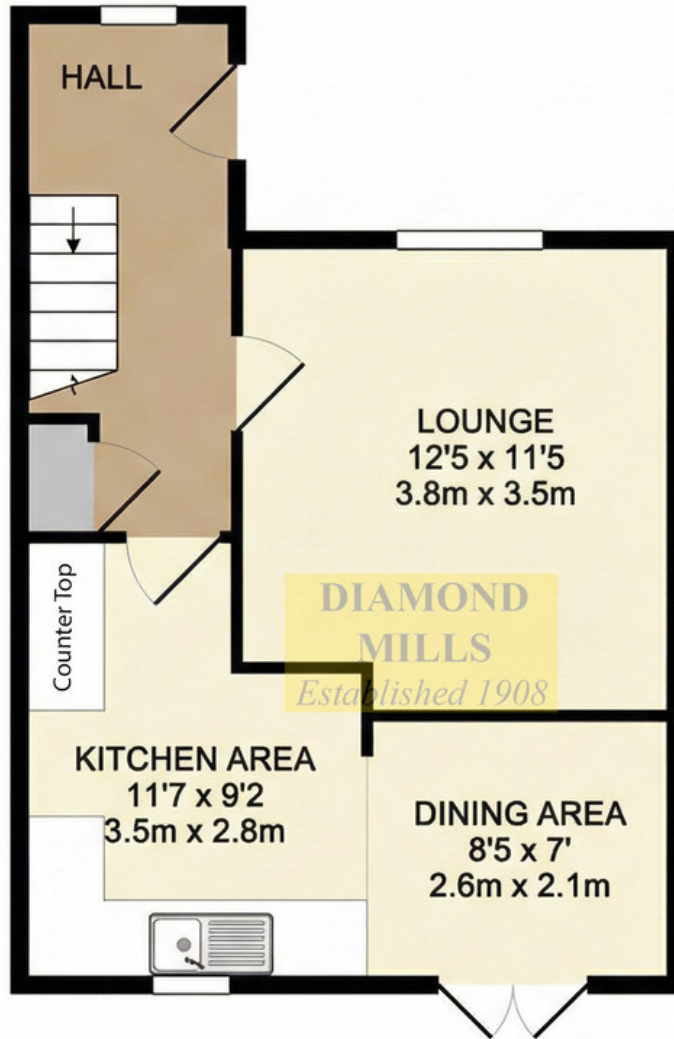
By prior appointment with the vendors agents -  
**DIAMOND MILLS & CO. (01394) 282281.**



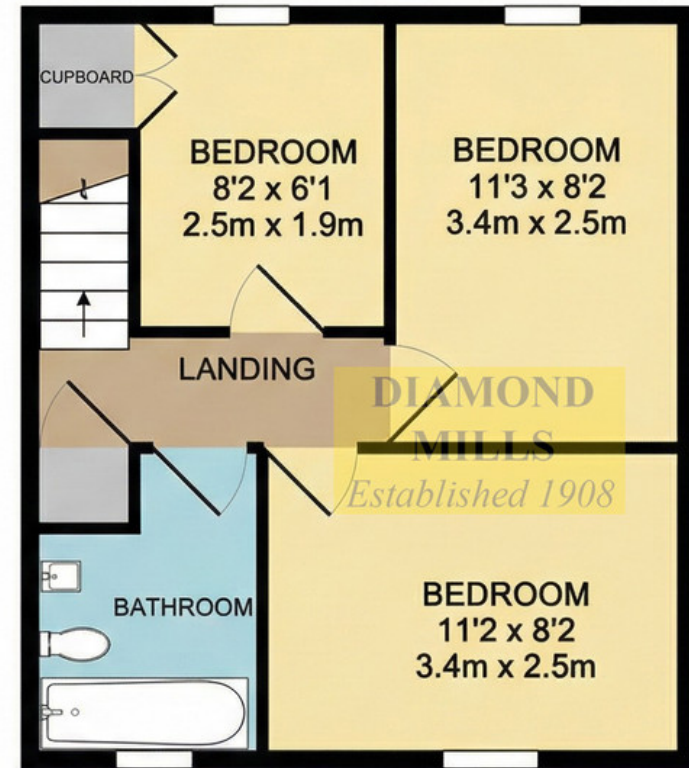








GROUND FLOOR  
APPROX. FLOOR  
AREA 367 SQ FT.  
(34.1 SQ M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 333 SQ FT.  
(31.0 SQ.M.)