



35 Colneis Road, Felixstowe, Suffolk, IP11 9HF

£425,000 FREEHOLD

**DIAMOND
MILLS**

Established 1908

A fantastic opportunity to acquire this immaculately presented, two-bedroom detached bungalow, perfectly located in the highly desirable Old Felixstowe area. This home is situated on the popular Colneis Road, offering easy access to the vibrant town centre, local amenities, and the beautiful Felixstowe coastline.

The property has been maintained and updated to a high standard, offering "lovely condition" and spacious living accommodation throughout, with the added benefit of custom-made window blinds. Viewing is highly recommended to appreciate all this property has to offer.

The heart of the home is the very spacious living area at the rear. This room is neutrally decorated and laid with soft carpet, featuring an inviting fireplace and three windows. The generous size allows for versatile furniture arrangement.

This living area opens via double doors to a conservatory creating a flowing indoor-outdoor living space. The conservatory itself is bright, with a solid wood-effect floor, and features French doors that lead directly to the rear garden, offering panoramic garden views.

Kitchen and Utility:

The property features a beautiful, modern kitchen refitted with high-gloss white cabinets, contrasting black worktops, and stylish white metro tile splashbacks. The kitchen is well-equipped with a large range-style cooker with a gas hob and oven, and benefits from integrated appliances, including a fridge/freezer and a full-size dishwasher. A large window over the sink offers a lovely view of the rear garden. For added convenience, there is a separate utility area just outside providing extra storage and laundry facilities.

Bedrooms and Bathroom:

The main bedroom is a peaceful retreat with laminate wood flooring and a wall-to-wall array of built-in wardrobes, providing exceptional storage space. The second bedroom also located at the front of the bungalow and is neutrally decorated.

The accommodation is completed by a contemporary shower room which is fully tiled with warm brown stone-effect tiles. It features a large corner glass shower cubicle with a modern rainfall shower, a white vanity washbasin unit, a close-coupled toilet, and a radiator.

Rear Garden:

The property features a well-established and neatly maintained rear garden. Predominantly laid to lawn, it is bordered by timber fencing and includes a variety of mature shrubs, trees, and a concrete path leading to a timber shed for extra storage.

Exterior and Parking:

The property boasts strong kerb appeal with a dwarf brick wall, a brick-paved pathway, and a lawned front garden. There's off-road parking leading to an attached garage with characterful wooden double doors. The property is well-screened with mature shrubs.

LOCATION:

Situated in the sought-after "Old Felixstowe" area on Colneis Road, this bungalow is ideally placed. Local shops, doctors' surgeries, and the idyllic seafront are all within close proximity. The town centre itself, with its range of shops, restaurants, and transport links (including Felixstowe train station), is just a short drive or comfortable walk away.



ENTRANCE HALL

5' 0" x 16' 8" (1.52m x 5.08m)

MAIN BEDROOM

11' 6" x 13' 6" (3.51m x 4.11m)

BEDROOM

10' 4" x 8' 9" (3.15m x 2.67m)

KITCHEN

10' 3" x 13' 7" (3.12m x 4.14m)

SHOWER ROOM

7' 10" x 5' 8" (2.39m x 1.73m)

LIVING ROOM

19' 2" x 18' 1" (5.84m x 5.51m)

CONSERVATORY

17' 9" x 12' 2" (5.41m x 3.71m)

UTILITY ROOM

5' 8" x 21' 11" (1.73m x 6.68m)

ENERGY PERFORMANCE CERTIFICATE

The current EPC rating is D (67) with a potential of B (85) which is valid until January 2029

COUNCIL TAX 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.





117 Hamilton Road, Felixstowe, Suffolk IP11 7BL Tel: (01394) 282281



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GARDEN 44 x 66'



TOTAL: 1053 sq. ft, 98 m2

1st floor: 1053 sq. ft, 98 m2

EXCLUDED AREAS: UTILITY: 123 sq. ft, 11 m2, SHED: 105 sq. ft, 10 m2, ENTRANCE: 19 sq. ft, 2 m2,
PATIO: 155 sq. ft, 14 m2, WALLS: 131 sq. ft, 12 m2