



15 Penfold Road, Felixstowe, Suffolk, IP11 7BP

£375,000 FREEHOLD

**DIAMOND
MILLS**
Established 1908

A rarely available double bay-fronted semi-detached home, ideally positioned close to the town centre, offering off-road parking, a garage with an electric door, solar panels, and a boarded loft providing excellent additional storage.

The front door opens into a welcoming entrance hall, with stairs rising to the first floor. To the right is a spacious dual-aspect sitting/dining room, featuring sliding doors that lead into the sunroom, which enjoys pleasant views over the rear garden.

Adjacent to the living area are the downstairs cloakroom and the modern kitchen. Fitted with a range of white gloss wall and base units, the kitchen benefits from complementary work surfaces, an integrated oven, hob with extractor hood, and space for a fridge/freezer, washing machine, and dishwasher. A breakfast bar area provides an ideal spot for casual dining, while a door offers direct access to the garden.

The first-floor landing leads to three well-proportioned bedrooms. The recently renovated family bathroom is stylishly appointed with a bath and rainfall shower over, a white gloss vanity unit with wash basin, WC, and an airing cupboard for additional storage.

Further benefits include a boarded loft, offering excellent storage space, solar panels to help improve energy efficiency and reduce running costs, and a garage fitted with an electric door for added convenience. This well-presented home combines modern features with a highly desirable location close to the town centre.

ENTRANCE HALL

KITCHEN

18' 2" x 7' 4" (5.54m x 2.24m)

SITTING/DINING ROOM

27' 3" x 12' 6" (8.31m x 3.81m)

SUN ROOM/CONSERVATORY

GROUND FLOOR WC

FIRST FLOOR LANDING

BEDROOM ONE

14' 10" x 8' 8" (4.52m x 2.64m)

BEDROOM TWO

12' 5" x 8' 7" (3.78m x 2.62m)

BEDROOM THREE

9' 1" x 7' 5" (2.77m x 2.26m)

BATHROOM

9' 2" x 7' 3" (2.79m x 2.21m)

OUTSIDE

The front of the property has been laid with block paving to provide off street parking for a couple of vehicles and access to the garage which has an up and over door.

The rear garden is east facing and is laid with paving having landscaped borders surrounding for plants, shrubs and trees. There is a patio area to the rear which is leads to the summer house. Mature trees offer a good degree of privacy to the garden.

ENERGY PERFORMANCE CERTIFICATE

The current energy performance rating is C (72) with a potential rating of B (81) and the current energy performance certificate is valid until 7th June 2034.

COUNCIL TAX BAND

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

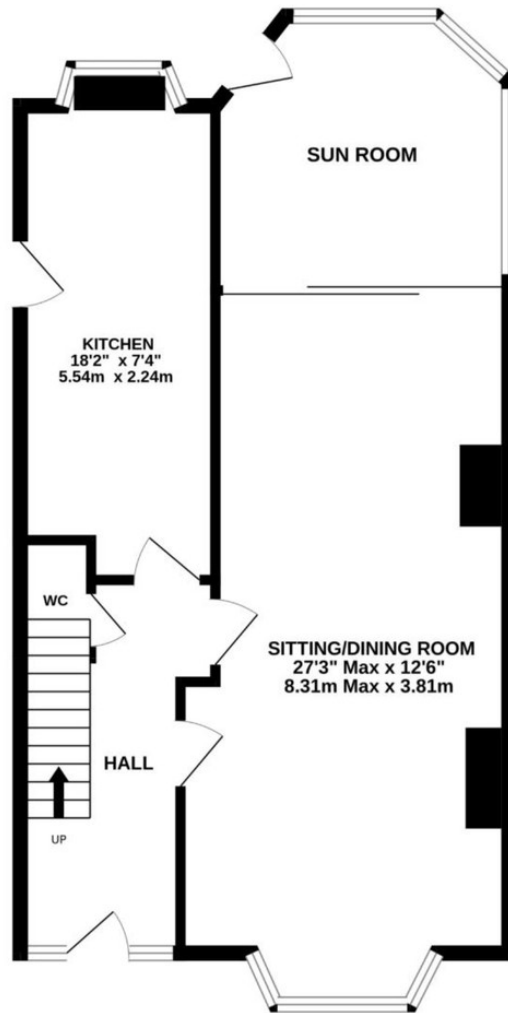
By prior appointment with the vendors agents -







GROUND FLOOR



1ST FLOOR

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