



10 Ferndown Road, Felixstowe, IP11 9LA

£350,000 FREEHOLD

**DIAMOND
MILLS**

Established 1908

Situated in a quiet cul-de-sac within the highly sought-after area of Old Felixstowe, this beautifully presented two-bedroom semi-detached bungalow has been comprehensively modernised to an exceptional standard and is ready to move straight into.

The property offers a welcoming L-shaped entrance hall finished with contemporary vinyl flooring, leading to a spacious lounge/dining room which also benefits from quality vinyl flooring, a feature wood-burning stove and double doors opening onto the rear garden, creating a wonderful space for both relaxing and entertaining.

The stylish re-fitted kitchen has been finished to a high specification and is fitted with a range of modern units incorporating a Beko eye-level double oven, four-ring induction hob, plinth heater and space and plumbing for a washing machine.

The contemporary wet room has been thoughtfully designed and comprises a walk-in shower area, concealed cistern WC, floating wash hand basin, shaver point and wall-mounted Igenix hot and cold heater, offering both practicality and a sleek modern finish.

Further benefits include replacement double glazed windows installed in 2022, an all-electric heating system complemented by owned solar panels and two 9kW battery storage units, providing excellent energy efficiency and helping to reduce running costs.

Outside, the property enjoys a private rear garden, while the garage is equipped with a remote-controlled roller door and also houses the solar inverter and battery storage system, together with two heated towel rails. Plenty of off-road parking.

A viewing is highly recommended to fully appreciate the quality of finish, energy-efficient features and desirable location this superb bungalow has to offer.

ENTRANCE HALL

LIVING ROOM

11' 10" x 12' 6" (3.61m x 3.81m)

DINING AREA

11' 10" x 7' 4" (3.61m x 2.24m)

KITCHEN

11' 2" x 10' 9" (3.4m x 3.28m)

BEDROOM

9' 11" x 13' 9" (3.02m x 4.19m)

BEDROOM/STUDY

14' 0" x 10' 9" (4.27m x 3.28m)

WET ROOM

6' 0" x 7' 3" (1.83m x 2.21m)

INNER HALL LEADS TO GARAGE

5' 10" x 3' 2" (1.78m x 0.97m)

GARAGE

10' 0" x 19' 2" (3.05m x 5.84m)

OUTSIDE

The rear garden enjoys a desirable south-facing aspect and has been thoughtfully designed for low-maintenance living. Fully enclosed by fencing, it offers an excellent degree of privacy and features a spacious resin patio that flows seamlessly into a further seating area.

Attractive bark and shingle beds are complemented by well-stocked flower borders, ornamental planting, and a charming garden pond, creating a peaceful outdoor retreat. Additional benefits include convenient outside power sockets, making the space ideal for both relaxing and entertaining.

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ENERGY PERFORMANCE CERTIFICATE

The current EPC rating is C (70) with a potential of B (88) which is valid until February 2032.

COUNCIL TAX BAND

C

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.

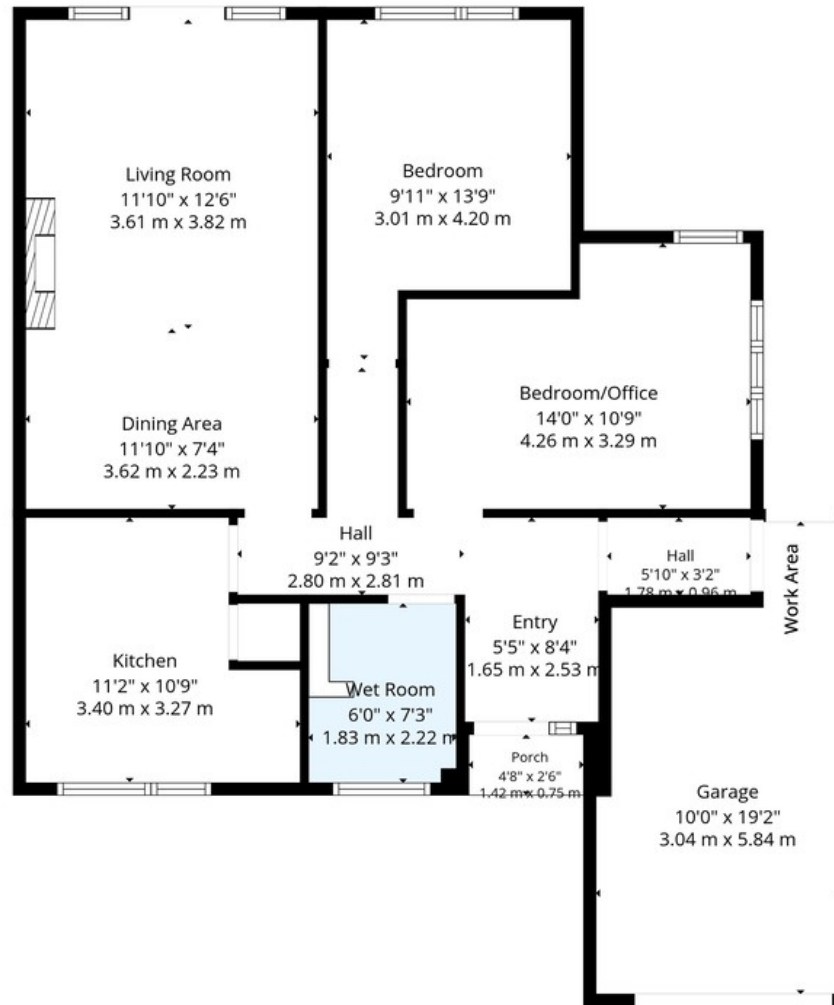
VACANT POSSESSION ON COMPLETION

VIEWING

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







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TOTAL: 783 sq. ft, 73 m2
 1st floor: 783 sq. ft, 73 m2
 EXCLUDED AREAS: GARAGE: 164 sq. ft, 15 m2, PORCH: 11 sq. ft, 1 m2, WALLS: 83 sq. ft, 7 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.