

24 Blyford Way, Felixstowe, IP11 2FW

£150,000 FREEHOLD

DIAMOND MILLS
Established 1908

A well-presented one-bedroom house with an enclosed courtyard garden, modern kitchen and convenient location.

This attractive one-bedroom house offers an excellent opportunity for first-time buyers, investors or those looking to downsize. Arranged over two floors, the property provides well-planned accommodation, combining a comfortable living area with a modern fitted kitchen on the ground floor and a generous double bedroom and bathroom on the first floor.

The ground floor features a welcoming entrance into the fitted kitchen, which offers a good range of contemporary cream units, work surfaces and integrated cooking facilities. The kitchen opens through to the living room, creating a sociable and practical arrangement, ideal for everyday living.

On the first floor, there is a particularly good-sized double bedroom, complete with built-in mirrored wardrobes, together with a bathroom fitted with a white suite and shower over the bath.

Externally, the property benefits from an enclosed rear courtyard garden, providing a private and manageable outdoor space. The garden is predominantly paved and features an attractive raised ornamental pond, timber fencing and a useful garden shed.

Situated within a popular residential area of Felixstowe, the property is conveniently positioned for access to local amenities, shops and transport links, whilst the town centre, seafront and other local attractions are also within easy reach.

An appealing home offering comfortable accommodation and low-maintenance outdoor space, which we would recommend an early internal inspection to fully appreciate.

Key Features:
1. Attractive one-bedroom house arranged over two floors.
2. Open-plan ground floor arrangement incorporating the kitchen and living room.
3. Modern fitted kitchen with contemporary units and work surfaces.
4. Generous double bedroom with built-in mirrored wardrobes.
5. First-floor bathroom fitted with a white suite and shower over the bath.
6. Enclosed rear courtyard garden offering a private outdoor space.
7. Useful garden shed providing additional external storage.
8. Convenient Felixstowe location close to local amenities and transport links.

Accommodation & Room Dimensions
All measurements are approximate.

- Kitchen: 2.65m x 3.05m (8'8" x 10'0")
- Fitted kitchen with a range of wall and base units, work surfaces, oven, hob, extractor and sink. Space for washing machine and external door to the rear garden.
- Living Room: 3.86m x 3.03m (12'8" x 9'11")
- Comfortable living space with window to the front aspect and staircase rising to the first floor.

First Floor

- Bedroom: 3.86m x 3.05m (12'8" x 10'0")
- Well-proportioned double bedroom with built-in mirrored wardrobes and window to the front aspect.
- Bathroom:
- Fitted with a panelled bath, shower, wash basin and WC.

Outside
Rear Garden

An enclosed and low-maintenance courtyard garden, predominantly laid to paving, with a raised ornamental pond, timber fencing and a useful timber garden shed. There is also space for outdoor seating and a rotary washing line.

COUNCIL TAX BAND
Band "A".

ENERGY PERFORMANCE CERTIFICATE
The current energy efficiency rating is D (67) with a potential rating of A (92) and the current energy performance certificate is valid until 10th February 2030.

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.













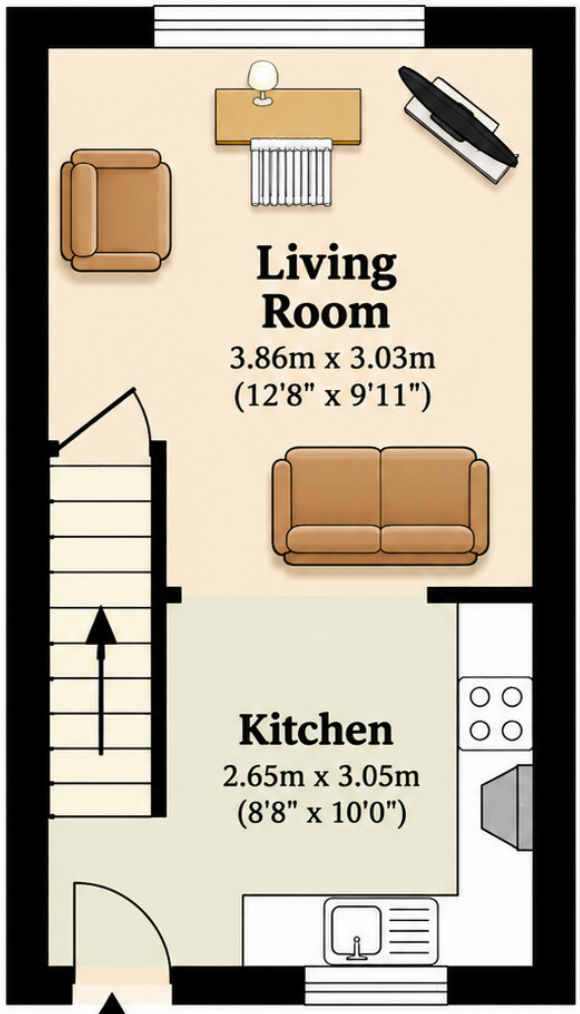


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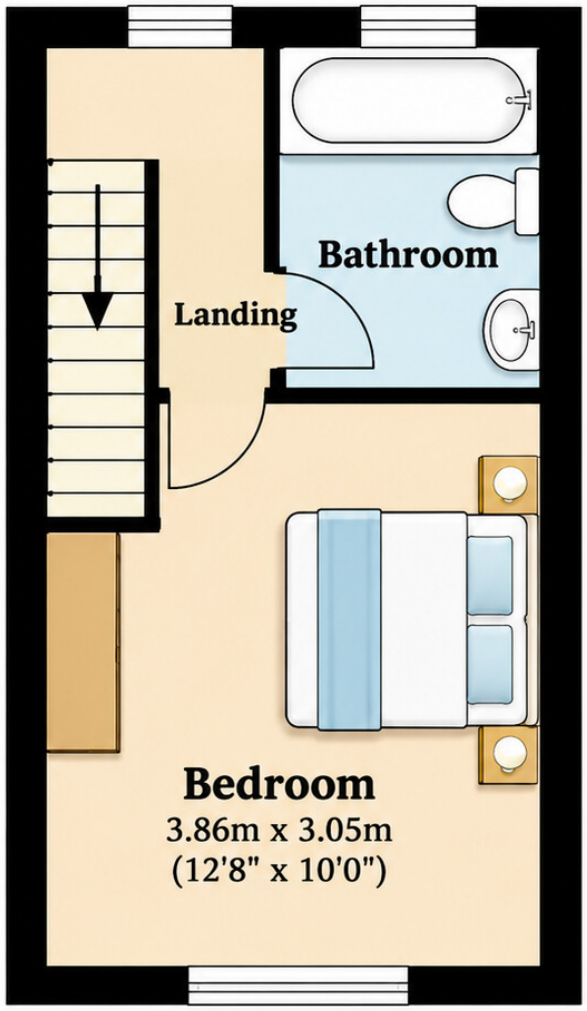
RICS

rightmove.co.uk



Ground Floor

Approx. 20.0 sq m (215 sq ft)



First Floor

Approx. 20.0 sq m (215 sq ft)