



33 Treetops, Felixstowe, Suffolk, IP11 9ER

£380,000 FREEHOLD

**DIAMOND
MILLS**

Established 1908

An established four-bedroom family home with two reception rooms, cloakroom, kitchen and bathroom. The property has a double garage and is situated in a cul-de-sac in the Walton area of Felixstowe and has gardens front and rear. The house has been re-pointed and has cavity wall insulation; The house would now benefit from some updating. The property is for sale subject to probate, but there is no onward chain.

HALL

There is a cupboard under the stairs and a radiator in the hall. The stairs rise to the first floor.

LIVING ROOM (E&W)

19' 9" x 11' 6" (6.02m x 3.51m) A well proportioned, light reception room with fireplace and radiator.

DINING ROOM (W)

9' 9" x 9' 3" (2.97m x 2.82m) Serving hatch through to kitchen. Radiator.

CLOAKROOM (E)

6' x 5' (1.83m x 1.52m) Fitted with a two piece coloured suite comprising wash basin and low level WC.

KITCHEN (E)

10' x 10' (3.05m x 3.05m) Fitted with a range of wall and base units and an inset one and a half bowl stainless steel sink unit with single drainer. The Ideal Mexico gas fired boiler is in the kitchen, there is an electric cooker point and plumbing for a washing machine. There is also a radiator in the kitchen and a half glazed external door.

FIRST FLOOR LANDING (W)

The airing cupboard housing the hot water cylinder is on the landing and there is access to the loft void.

BEDROOM (W)

11' 6" x 8' 9" (3.51m x 2.67m) With built in wardrobe cupboard and a radiator.

BEDROOM (W)

10' x 8' 9" (3.05m x 2.67m) With built in wardrobe cupboard and radiator.

BEDROOM (E)

11' 6" x 9' (3.51m x 2.74m) With built in wardrobe cupboard and radiator.

BEDROOM (E)

8' 9" x 7' (2.67m x 2.13m) With built in wardrobe cupboard and radiator.

BATHROOM (E)

6' 9" x 5' 3" (2.06m x 1.6m) Fitted with a three piece coloured suite comprising bath, wash basin and low level WWC. There is a radiator in the bathroom.

OUTSIDE

There are gardens front, rear and side and off-road parking in front of the double garage. Immediately to the rear is a terrace beyond which is an area of lawn and various shrubs. There is an outside water tap, and a pedestrian side gate gives access past the side of the house to the front.

DOUBLE GARAGE

17' x 16' (5.18m x 4.88m) With power and light connected and an automated door. There is also a courtesy door to the rear garden.

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ENERGY PERFORMANCE CERTIFICATE

The current EPC rating is D (60) with a potential of B (82) which is valid until May 20th, 2036.

COUNCIL TAX BAND

E

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.

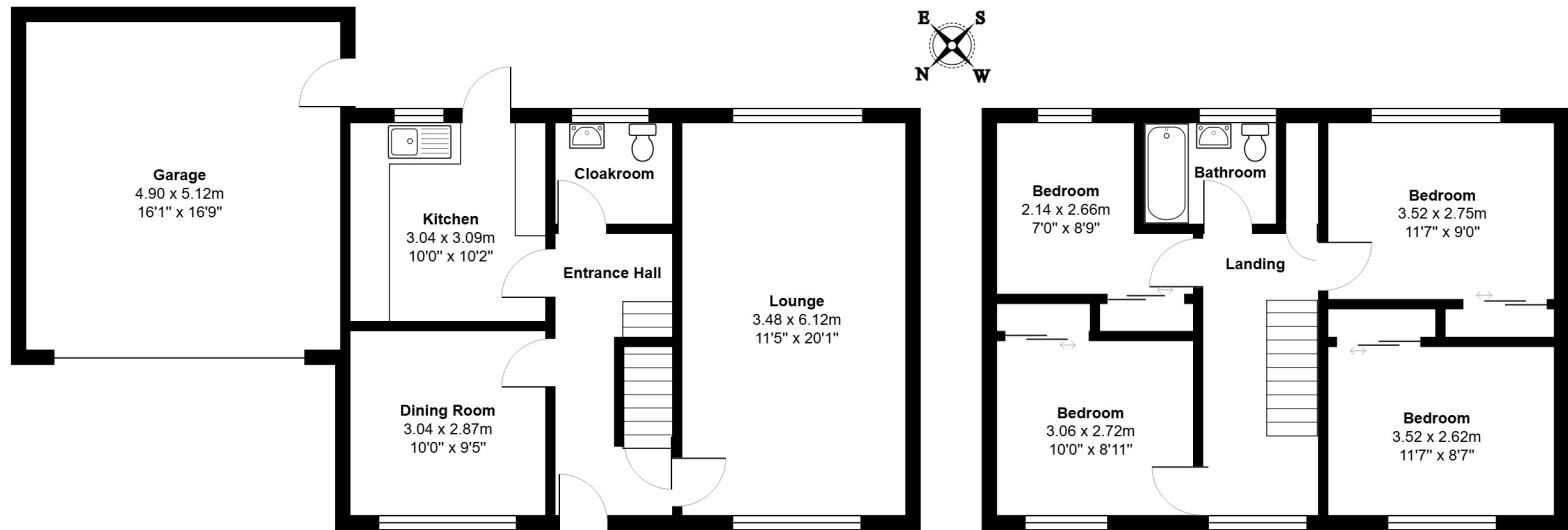
VACANT POSSESSION ON COMPLETION

VIEWING

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







Total Area: 131.9 m² ... 1419 ft²