



**142 Colneis Road, Felixstowe, IP11 9LQ**

**£425,000 FREEHOLD**

**DIAMOND  
MILLS**

*Established 1908*

**An attractive and generously proportioned three-bedroom detached bungalow, pleasantly situated on the highly sought-after Colneis Road in Old Felixstowe. Offering spacious and versatile accommodation, the property features a large living room, well-proportioned kitchen/diner, bright conservatory overlooking the garden, three good-sized bedrooms, shower room and separate WC. Outside, a particular highlight is the beautifully established south-facing rear garden, together with off-road parking, a garage and solar panels. While the property would benefit from some updating and modernisation, it presents an excellent opportunity to create a superb home in one of Old Felixstowe's most desirable residential locations.**

#### **ENTRANCE HALL**

A welcoming and spacious entrance hallway with the front door and adjoining glazed panels allowing plenty of natural light into the property. The hallway provides access to the principal rooms and benefits from fitted carpet, radiator and ample space for occasional furniture.

#### **LIVING ROOM**

A particularly spacious living room offering excellent proportions and plenty of scope to create a comfortable family seating area. A feature exposed-brick fireplace and gas fire provides an attractive focal point, while decorative coving and wall lighting add further character. There is baseboard heating in this room. Wide glazed doors open directly into the conservatory, allowing plenty of natural light to flow through the room and providing a pleasant outlook towards the rear garden. The room would benefit from some cosmetic updating but offers superb potential to create a stylish and impressive main reception room.

#### **CONSERVATORY**

A bright and spacious conservatory enjoying a pleasant outlook across the south-facing rear garden. Large windows and glazed doors allow plenty of natural light into the room, with direct access onto the patio and garden beyond. The room provides a versatile additional reception space, ideal as a dining area, sitting room or garden room, and benefits from a radiator for added comfort.

#### **KITCHEN/DINER**

A spacious kitchen fitted with an extensive range of solid wood wall and base units, complemented by contrasting work surfaces and tiled splashbacks. The room offers generous preparation and storage space together with a built-in double oven, inset hob and sink with drainer. There is also ample room for a dining or breakfast area, while glazed doors lead through towards the rear of the property, creating a bright and practical everyday living space. The kitchen would benefit from some updating but offers excellent proportions and plenty of potential for a new owner to create a superb contemporary kitchen/diner. This leads to a little utility area and back door.

#### **BATHROOM**

A bright and neatly presented shower room fitted with a modern suite comprising a generous, glazed shower enclosure, wash hand basin with useful vanity storage beneath and complementary wall-mounted cabinetry. The room is finished with light-coloured wall panelling, tiled-effect flooring, chrome fittings and a radiator, while an obscured window provides natural light and privacy.

#### **WC**

A useful separate WC fitted with a low-level toilet and pedestal wash hand basin. The room is partially tiled and benefits from an obscured window providing natural light and ventilation.



### **BEDROOM 1**

A well-proportioned double bedroom with a large front-facing window providing plenty of natural light. The room benefits from an extensive range of fitted wardrobes with mirrored sliding doors, offering excellent storage while helping to enhance the feeling of space. Further features include a radiator, fitted carpet and decorative coving.

### **BEDROOM 2**

A well-proportioned bedroom with a front-facing window providing good natural light. The room benefits from fitted mirrored wardrobes with sliding doors, offering useful built-in storage while enhancing the sense of space. Further features include a radiator and fitted carpet.

### **BEDROOM 3**

A good-sized bedroom with a front-facing window providing plenty of natural light. The room is well proportioned and offers ample space for bedroom furniture, with fitted carpet, radiator and decorative coving completing the room.

### **OUTSIDE**

The property enjoys a generous south-facing rear garden, offering an excellent degree of space and plenty of sunshine throughout the day. Immediately adjoining the property is a substantial wooden patio area, ideal for outdoor dining and entertaining. Beyond this, the garden is mainly laid to lawn with established shrubs, mature planting and gravelled areas creating an attractive, low-maintenance feel. Further features include a timber garden shed, greenhouse and useful additional paved areas, all enclosed by timber fencing.

### **UTILITY ROOM**

### **ENERGY PERFORMANCE CERTIFICATE**

The current EPC rating is xx with a potential of xxx which is valid until August 2036

### **COUNCIL TAX BAND**

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### **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.

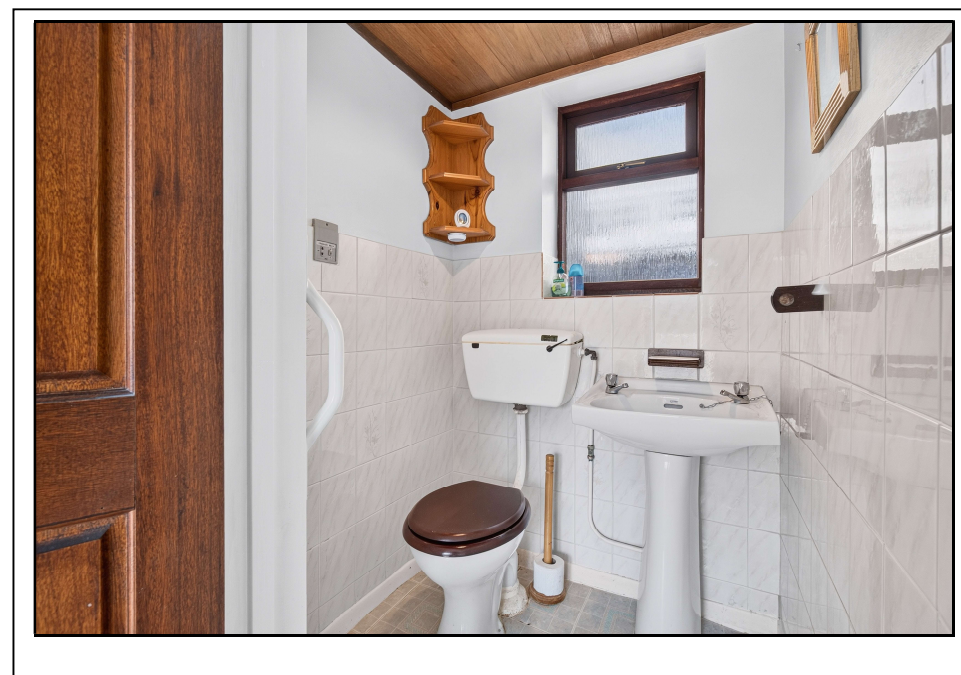
### **VACANT POSSESSION ON COMPLETION**

### **VIEWING**

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











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FLOOR PLAN WILL GO HERE