119 Colneis Road, Felixstowe, IP11 9LH

£425,000 FREEHOLD

DIAMOND MILLS
Established 1908

A spacious three-bedroom detached bungalow occupying a generous plot, with off-road parking, garage, conservatory and a particularly good-sized rear garden.

The accommodation is well proportioned throughout and includes an entrance hall, a spacious living room featuring a large front window and attractive fireplace with inset stove, together with a good-sized fitted kitchen/dining room offering an extensive range of units and plenty of space for a dining table. To the rear is a bright conservatory enjoying views over and direct access to the garden.

There are three bedrooms, two of which are particularly good-sized doubles, together with a separate cloakroom and a modern shower room fitted with a curved shower enclosure and vanity wash basin. A useful seperate utility area with plumbing with access to rear garden.

Outside, the property is approached via a block-paved driveway providing off-road parking and access to the garage. The front garden provides further scope for landscaping, while to the rear is a generous established garden, predominantly laid to lawn with a substantial paved patio area, pathways, greenhouse, timber summerhouse and additional useful garden storage. The garden offers plenty of space for outdoor entertaining, gardening or simply relaxing.

Situated in the popular Colneis Road area of Felixstowe, this substantial detached bungalow offers flexible single-storey accommodation and would make an excellent home for buyers looking for both space inside and a sizeable garden outside.

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LIVING ROOM
12' 1" x 17' 1" (3.68m x 5.21m)
BEDROOM
10' 0" x 10' 9" (3.05m x 3.28m)
PRIMARY BEDROOM
12' 0" x 13' 2" (3.66m x 4.01m)
BEDROOM
12' 0" x 9' 0" (3.66m x 2.74m)
SHOWER ROOM
7' 6" x 5' 7" (2.29m x 1.7m)
EAT-IN-KITCHEN
11' 8" x 18' 11" (3.56m x 5.77m)
CONSERVATORY
11' 8" x 9' 9" (3.56m x 2.97m)
SHOWER ROOM
5' 0" x 5' 5" (1.52m x 1.65m)
GARAGE
7' 1" x 17' 0" (2.16m x 5.18m)

ENERGY PERFORMANCE CERTIFICATE
The current EPC rating is C (69) with potential of C (77) which is valid until May 2026

COUNCIL TAX BAND
D

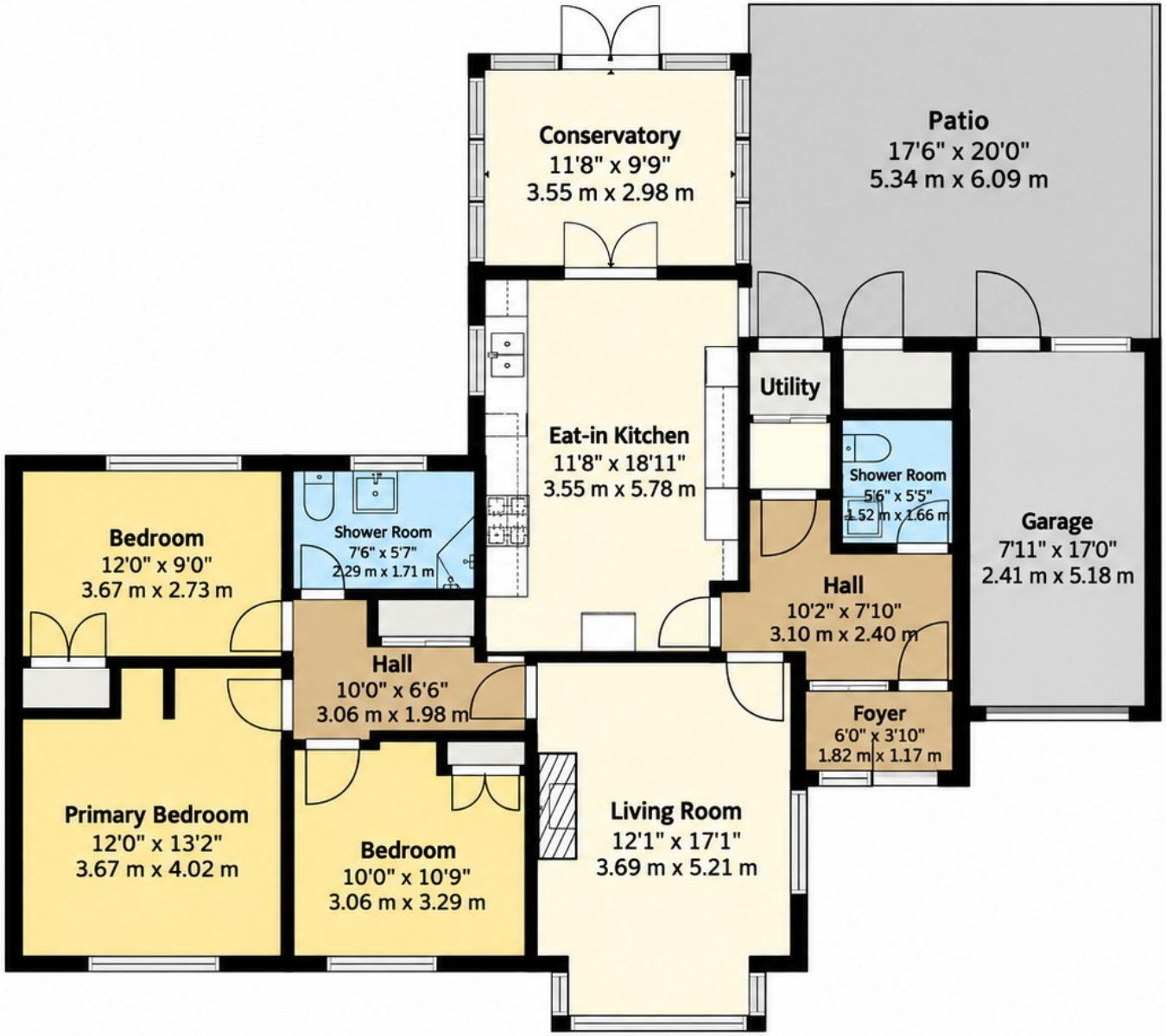
AGENTS NOTE
DIAMOND MILLS & CO. have not tested any electrical systems, appliances, plumbing or heating
systems and cannot testify that they are in working condition.

VACANT POSSESSION ON COMPLETION

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

117 Hamilton Road, Felixstowe, Suffolk IP11 7BL Tel: (01394) 282281

www.diamondmills.co.uk E-mail: sales@diamondmills.co.uk



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TOTAL: 1194 sq. ft, 111 m2

1st floor: 1194 sq. ft, 111 m2

EXCLUDED AREAS: GARAGE: 134 sq. ft, 12 m2, PATIO: 351 sq. ft, 33 m2, WALLS: 108 sq. ft, 10 m2

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