



**8 High Road East, Felixstowe, Suffolk, IP11 9JT**

**£499,995 DETACHED HOUSE CLOSE TO TOWN CENTRE**

**DIAMOND  
MILLS**

*Established 1908*

**A rarely available four bedroom detached house conveniently located for access to the town centre and railway station, offered for sale with vacant possession, no onward chain.**

**The property offers off street parking, a car port and garage and an established south facing rear garden.**

**The light and spacious accommodation consists of an entrance hall, ground floor shower room, kitchen / breakfast room, lounge, dining room, conservatory, first floor landing, four first floor bedrooms and a first floor family bathroom.**

**Heating is gas fired central heating to radiators and windows are of UPVC double glazed construction.**

**There are three schools nearby with an Ofsted rating of good which are Fairfield Infants, Colneis Junior and Kingsfleet Primary.**

#### **ENTRANCE HALL**

Radiator. Staircase to first floor. Obscured window to side aspect, doors to:-

#### **SHOWER ROOM**

5' 11" x 3' 4" (1.8m x 1.02m) White suite comprising low level WC, wash hand basin with mixer tap, corner shower cubicle, fully tiled walls, heated towel rail, extractor, obscured window to front aspect. Dimplex wall heater.

#### **KITCHEN BREAKFAST ROOM**

13' 9" x 13' 8" (4.19m x 4.17m) Tiled floor. Radiator. Windows to front and side aspects. Range of fitted eye and base level units with solid wood work tops and tiled splash backs, stainless steel one and a half bowl sink with drainer, plumbing for automatic washing machine, plumbing for dishwasher, space for tall fridge freezer, built in double oven, wall mounted gas fired VISSMAN boiler (not tested), space for dining table.

#### **LIVING ROOM**

17' 9" x 11' 11" (5.41m x 3.63m) Original wood flooring. Radiator. Gas feature fire (not tested). French doors opening onto South facing rear garden.

#### **DINING ROOM**

11' 7" x 9' 10" (3.53m x 3m) Fitted carpet. Radiator. Double width opening to:-

#### **CONSERVATORY**

12' 7" x 10' 6" (3.84m x 3.2m) Of brick construction with UPVC double glazed windows and door to the rear garden. Tiled flooring.

#### **FIRST FLOOR LANDING**

Doors leading to:-

#### **BEDROOM ONE**

11' 9" x 11' 7" (3.58m x 3.53m) Fitted carpet. Radiator. Window to the rear aspect, built in wardrobes.

#### **BEDROOM TWO**

11' 7" x 10' 2" (3.53m x 3.1m) Fitted carpet. Radiator. Window to rear aspect.

### **BEDROOM THREE**

9' 7" x 9' 6" (2.92m x 2.9m) Fitted carpet. Radiator. Window to front aspect. Built in wardrobes.

### **BEDROOM FOUR**

9' 11" x 6' 7" (3.02m x 2.01m) Fitted carpet. Radiator. Window to front aspect. Built in wardrobe.

### **BATHROOM**

13' 00" x 5' 4" (3.96m x 1.63m) Tiled floor. White suite comprising low level WC, wash hand basin, p-shaped bath with electric shower over, fully tiled walls, heated towel rail, obscured window to both front and side aspect, airing cupboard housing hot water cylinder, loft access.

### **OUTSIDE**

To the front of the property is a concrete driveway providing off street parking and access to the car port. The front garden is relatively low maintenance mainly laid with shingle and to the front boundary is a low brick wall with shrubs and plants, a pedestrian pathway leads to the main entrance of the property which is covered by a traditional style storm porch with a pitched tiled roof.

The rear garden offers a wonderful south facing and relatively private aspect and extends to approximately 47ft in depth by 37ft in width and consists of a patio area, partly laid to lawn and is well stocked with a variety of plants and shrubs, fencing to boundaries, outside water tap, storage shed, vegetable patch and garden pond. Service door to:-

### **GARAGE**

17' 9" x 9' 2" (5.41m x 2.79m) Traditional barn style doors to the front. Window to rear aspect. Light and power connected.

### **COUNCIL TAX BAND**

Band E.

### **ENERGY PERFORMANCE CERTIFICATE**

The current energy performance rating is D (65) with a potential rating of C (77) and the current energy performance certificate is valid until 21st June 2033.

### **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**

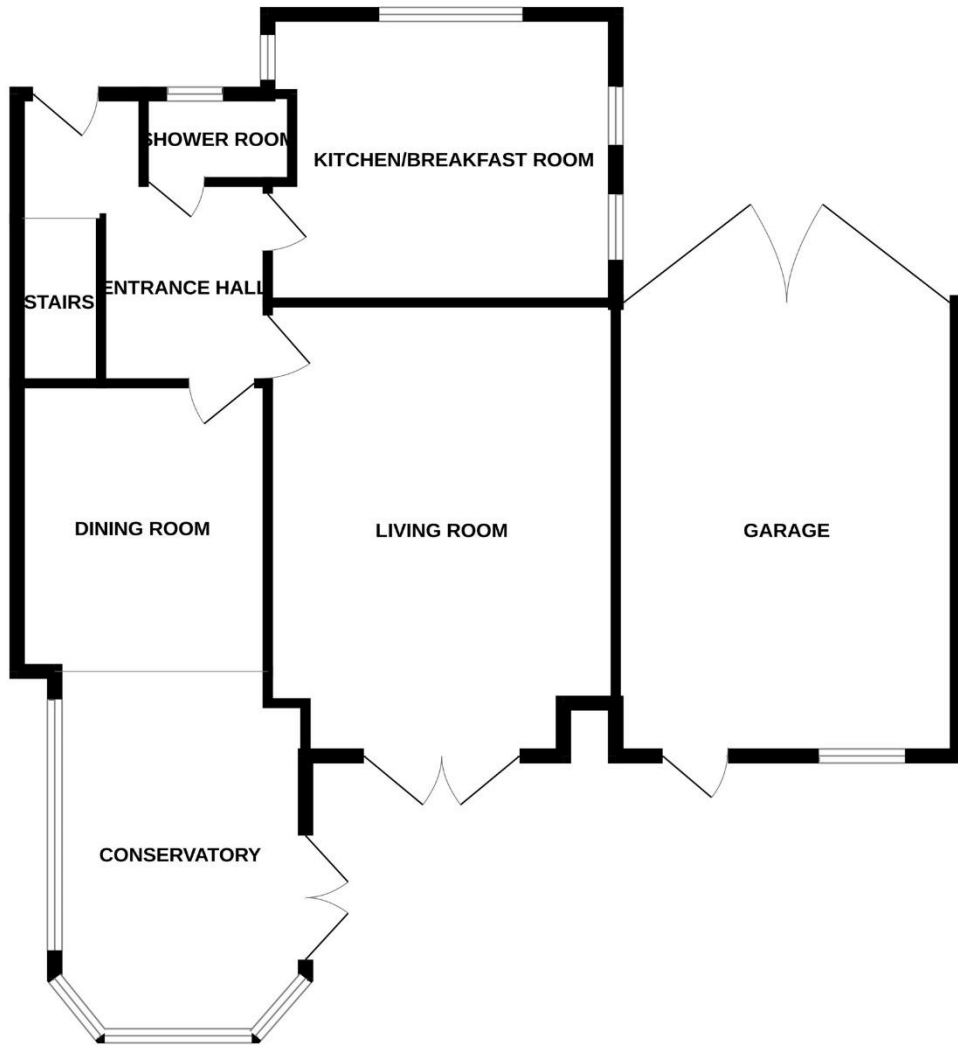
### **VIEWING**

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

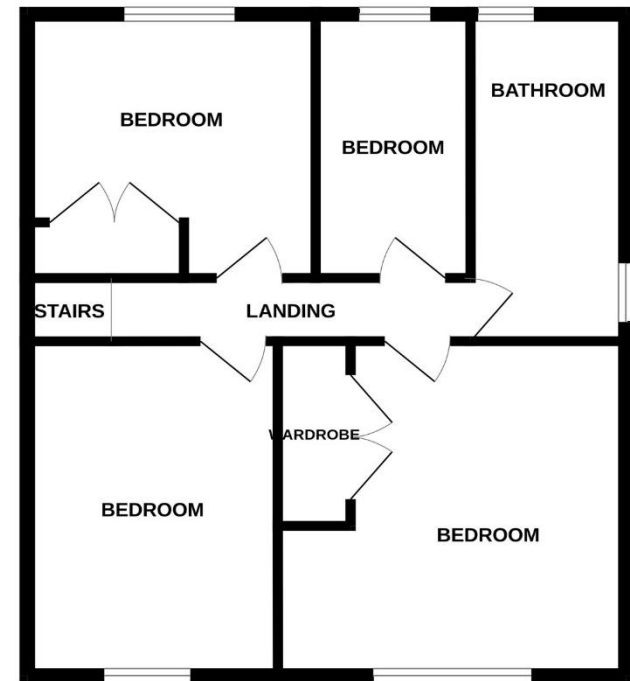




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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