



38 Stables Road, Felixstowe, IP11 9FH

£415,000 FREEHOLD

DIAMOND

MILLS

Established 1908

A well presented modern detached four bedroom family house in a wonderful position down a cul-de-sac close to the Felixstowe school. The house was built four years ago by Barratt Homes and has a partly walled South facing rear garden.

ENTRANCE HALL

The stairs rise to the first floor from the hall. Radiator. Built in cloaks cupboard, cupboard under stairs and door to cloakroom.

CLOAKROOM

3' 6" x 2' 10" (1.07m x 0.86m) Fitted with a two piece suite comprising pedestal wash basin and low level WC. Radiator,

KITCHEN/DINER (E,S&W)

15' x 15' (4.57m x 4.57m) Max. A lovely light room with a range of fitted wall and base units and an inset one and a half bowl stainless steel sink unit with single drainer. The appliances include an electric hob with hood over. There are integrated appliances including fridge, freezer, dish washer and washing machine. The Ideal gas fired boiler is in a cupboard in this room. Radiator. Glazed external doors to the terrace.

STUDY/DINING ROOM (N&W)

10' 10" x 9' 9" (3.3m x 2.97m) This room is at present used as a study, but could be used as a separate dining room. Radiator.

LIVING ROOM (N&S)

16' 9" x 10' 2" (5.11m x 3.1m) A well proportioned room with two radiators. Glazed external doors to the terrace to the South.

LANDING

With access to the loft void.

MASTER BEDROOM (S&W)

15' x 10' 1" (4.57m x 3.07m) A lovely double bedroom. Radiator. Door to en-suite shower room.

EN-SUITE SHOWER ROOM (W)

6' 9" x 3' 10" (2.06m x 1.17m) Fitted with a three piece suite comprising shower, pedestal wash basin and low level WC. Heated towel rail/radiator. Extractor.

BEDROOM (N&W)

14' 9" x 8' 9" (4.5m x 2.67m) + door recess Double aspect windows. Radiator.

BEDROOM (N)

12' 3" x 9' 1" (3.73m x 2.77m) There is a radiator in this room.

BEDROOM (S)

7' 5" x 7' 3" (2.26m x 2.21m) A South facing room with a radiator.

BATHROOM

6' 9" x 5' 6" (2.06m x 1.68m) Fitted with a three piece suite comprising panel bath with shower over, pedestal wash basin and low level WC. Heated towel rail/radiator. Extractor.

GARAGE

20' 4" x 10' 9" (6.2m x 3.28m) With power and light connected. Up and over door.

OUTSIDE

There is off road parking in front of the garage and plenty of room to park on the road as this is towards the end of a cul-de-sac.

There is a narrow strip of garden behind a hedge to the North and West of the house.

One of the most important features of this property is the South facing, partly walled rear garden. Features include terracing, lawn and flower beds. This rear garden is enclosed. A pedestrian gate from the garden leads to the parking area and garage.

ENERGY PERFORMANCE CERTIFICATE

This property has an energy rating of B (85) with a potential rating of A (94) that is valid until 4th December 2029

COUNCIL TAX BAND

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.



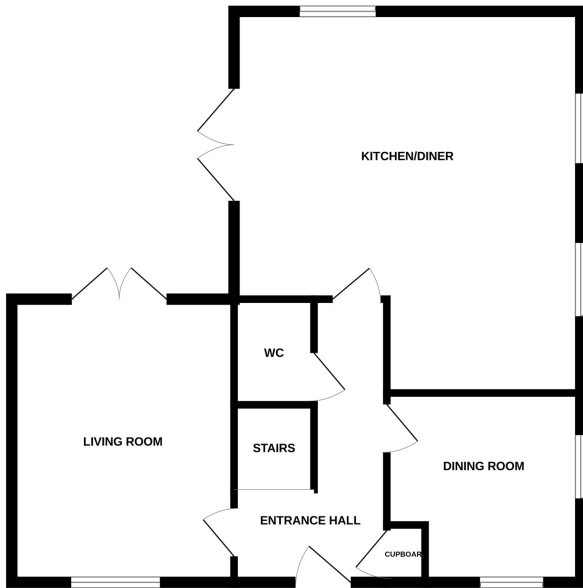


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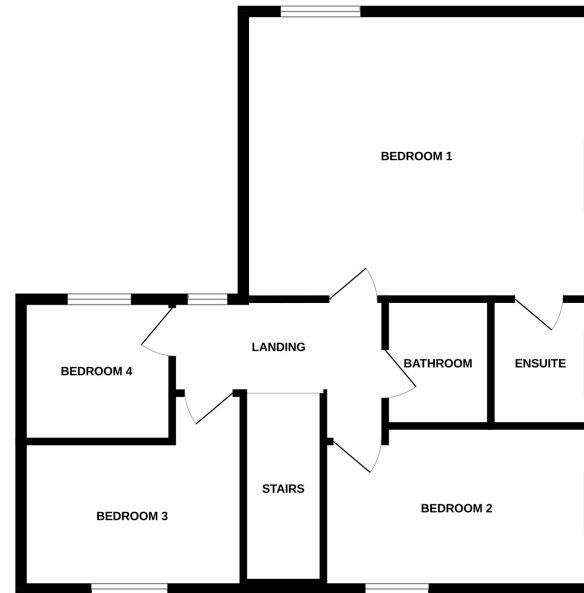
www.diamondmills.co.uk E-mail: sales@diamondmills.co.uk



GROUND FLOOR



1ST FLOOR

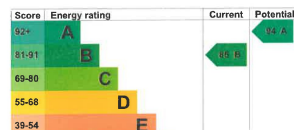


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Energy rating and score

This property's current energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60