



5 South Hill, Felixstowe, Suffolk, IP11 2AA

Asking price of £685,000

LINK DETACHED HOUSE WITH STUNNING VIEWS

**DIAMOND
MILLS**

Established 1908

An exceptional 1920's link detached house close to Felixstowe sea front commanding great views. Ample off road parking and landscaped gardens.

PORTICO

Entrance door with arched fan light over.

ENTRANCE HALL

With tiled floor, dado and picture rails. Door to reception hall.

RECEPTION HALL

There are two radiators in this hall, picture rail and cornice. The stairs rise to the first floor from here.

SITTING ROOM 1 (S&W)

14' x 13' (4.27m x 3.96m) plus bays The focal point of the room is an open fireplace with ornate timber surround and mantle and inset gas fire. There are two radiators in this room, a picture rail and cornice. Sea views.

KITCHEN/DINER 1 (S)

14' x 17' (4.27m x 5.18m) Fitted with a range of wall and base units together with an island unit. There are granite work tops and a one and a half bowl sink unit. Rangemaster cooker with hood over. Plumbing for a dish washer. Open fireplace with inset multi fuel stove. This room has under floor heating. Sea views and glazed external doors to the terrace.

BEDROOM (N)

13' 10" x 10' 7" (4.22m x 3.23m) with boarded floor, radiator and built in wardrobe cupboard.

ENSUITE (W)

10' 6" x 6' (3.2m x 1.83m) Fitted with a four piece white suite comprising panel bath, shower, low level WC and vanity unit with wash basin. Radiator and heated towel rail. This bathroom is fully tiled.

UTILITY ROOM (E)

12' 4" x 6' 5" (3.76m x 1.96m) Fitted with a range of wall and base units and a stainless steel sink unit with single drainer. There is plumbing for a washing machine and a tumble dryer.

DRYING ROOM (N)

6' 5" x 3' 5" (1.96m x 1.04m) The Vaillant gas fired boiler is in this room.

FIRST FLOOR LANDING (W)

12' x 10' 3" (3.66m x 3.12m) Linen cupboard with double doors.

BOX ROOM (W)

5' 5" x 2' 9" (1.65m x 0.84m) Providing useful storage.

SITTING ROOM/BEDROOM 2 (S&W)

14' x 13' (4.27m x 3.96m) plus bays The focal point of this room is a marble fireplace with inset gas fire. Picture rail and two radiators. Sea views.

KITCHEN/DINER 2 (N)

13' x 12' (3.96m x 3.66m) Fitted with a range of wall and base units and a one and a half bowl sink unit with single drainer. The appliances include an electric hob with hood over, a double oven and a dish washer. There is a radiator in this room.

BEDROOM (S)

14' x 12' 9" (4.27m x 3.89m) Picture rail and radiator. Great sea views and glazed doors to balcony.

BALCONY

With composite flooring and glazed sides. Great sea views.

ENSUITE (E)

9' 4" x 7' 4" (2.84m x 2.24m) Fitted with a three piece suite comprising shower, low level WC and vanity unit with wash basin. Radiator and towel rail/rad.

BEDROOM (N&W)

10' 7" x 10' 7" (3.23m x 3.23m) Picture rail and radiator.

BATHROOM (N)

8' x 5' (2.44m x 1.52m) Fitted with a three piece suite comprising panel bath with shower attachment over, low level WC and vanity unit with wash basin. Radiator and access to loft void.

OUTSIDE

The property is approached off a resin driveway via double gates leading to an extensive parking and turning area to the West of the house. (One neighbour has a right of way over the drive and has one parking space).

Immediately to the South of the house is a paved terrace with sea views. To the South West there are various stores including a wood store. There are gardens to the North and North West and a path leading to a pedestrian gate off South Hill. There is a useful storage area to the East of the house with a pitched roof which adjoins a neighbouring property.

COUNCIL TAX BAND

Band F.

ENERGY PERFORMANCE CERTIFICATE

The current energy performance rating is D (61) with a potential rating of C (78). The current energy performance certificate is valid until 12th August 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.**





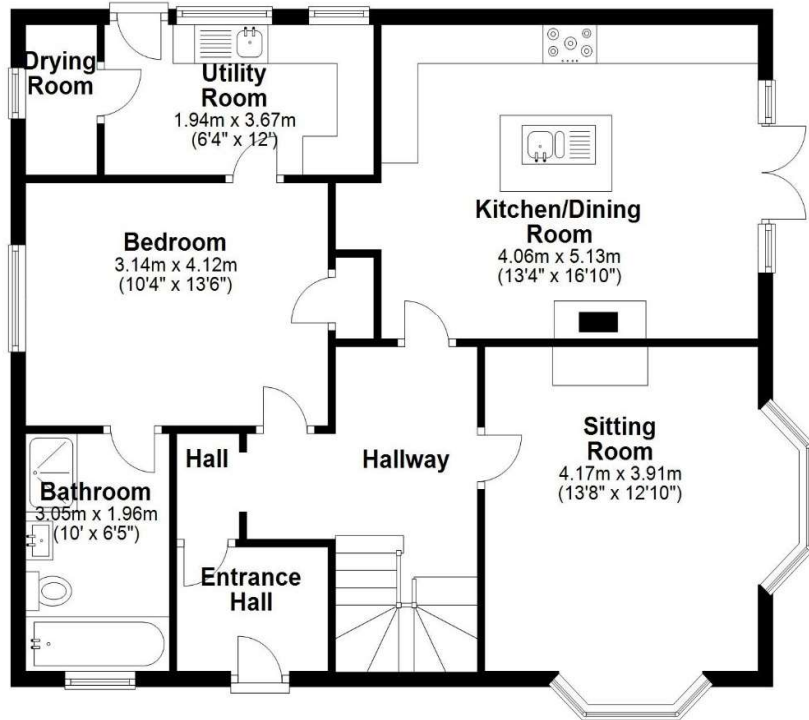
117 Hamilton Road, Felixstowe, Suffolk IP11 7BL Tel: (01394) 282281

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



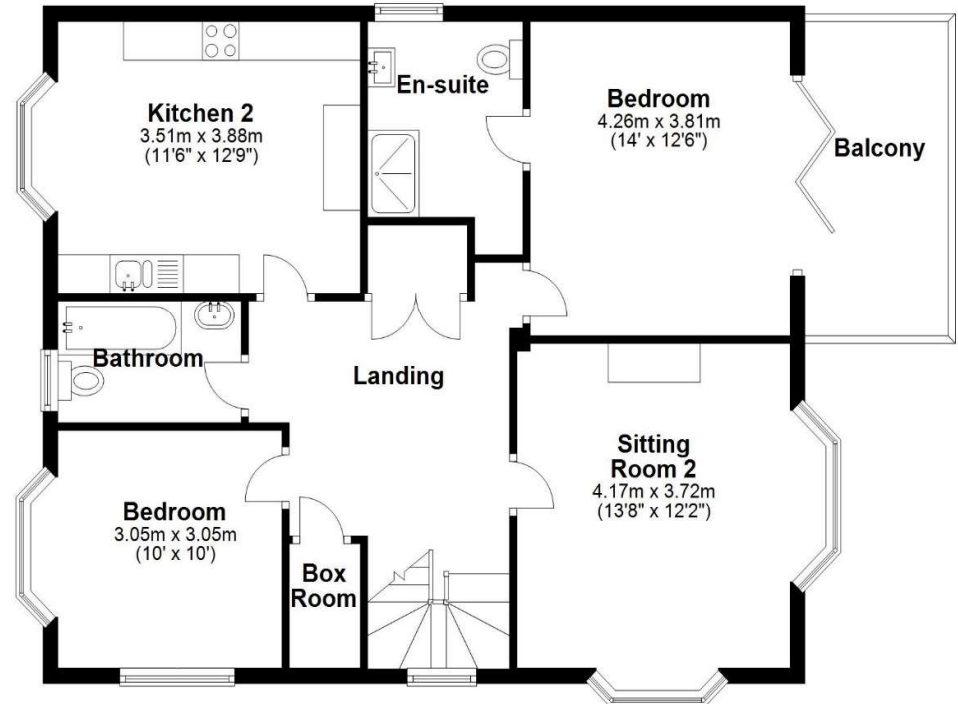
Ground Floor

Approx. 83.7 sq. metres (900.4 sq. feet)



First Floor

Approx. 83.9 sq. metres (903.5 sq. feet)



Total area: approx. 167.6 sq. metres (1803.9 sq. feet)

Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only
Plan produced using PlanUp.