



39 High Road East, Felixstowe, Suffolk, IP11 9JS

£575,000 GENEROUS GARDEN & DOUBLE GARAGE

**DIAMOND
MILLS**

Established 1908

Built in 1978, a four bedroom detached house sitting on a generous plot with established gardens to the front and rear and boasting a detached double garage and parking.

The property offers great scope for further improvement offering the potential to be modernised and extended subject to planning consent.

Heating is supplied in the form of gas fired central heating and windows are double glazed sealed units.

High Road East is situated within close proximity to the town centre and railway station with links to Ipswich and London.

FRONT ENTRANCE

UPVC double glazed entrance door with matching panels both sides to:-

ENTRANCE LOBBY

Quarry tiled floor. Single glazed door with matching side panels to:-

ENTRANCE HALL

Built in cupboard. Staircase to first floor. Doors off to:-

DINING ROOM

13' 7" x 9' 10" (4.14m x 3m) Fitted carpet. Radiator. Windows to front and side aspect. Coving.

SITTING ROOM

21' 2" x 11' 11" (6.45m x 3.63m) Fitted carpet. Two radiators. Window to rear aspect. French doors to front aspect leading out to patio area. Yorkshire stone fireplace with mantelpiece (blocked). Coving.

GROUND FLOOR SHOWER ROOM

Lino flooring. Radiator. White suite comprising low level WC, pedestal wash hand basin, shower cubicle, frosted glass window to rear aspect.

KITCHEN

13' 7" x 11' 00" (4.14m x 3.35m) Lino flooring. Range of fitted eye and base level units, laminate work tops and tiled splash backs. Electric double oven. Single sink. Four ring electric hob. Windows to side and rear aspect. Radiator. Floor standing gas fired boiler. Space for under counter fridge. Sliding door to:-

UTILITY ROOM

9' 1" x 8' 11" (2.77m x 2.72m) Lino flooring. Electric heater. Fitted eye and base level units and laminate work tops. Stainless steel sink with drainer. Tiled splash backs. Plumbing for automatic washing machine and tumble dryer. Window to rear aspect. UPVC double glazed door to rear garden.

FIRST FLOOR ACCOMMODATION

FIRST FLOOR LANDING

Built in double cupboard. Window to rear aspect. Loft access. Doors off to:-

BEDROOM ONE

11' 7" x 10' 10" (3.53m x 3.3m) Fitted carpet. Radiator. Built in wardrobes. Window to front aspect. Door to:-

ENSUITE WC

Low level WC and wash hand basin. Lino flooring.

BEDROOM TWO

13' 7" x 9' 10" (4.14m x 3m) Fitted carpet. Radiator. Window to front aspect.

BATHROOM

Lino flooring. White suite comprising low level WC with hidden cistern, vanity wash hand basin, fitted bath, fully tiled walls, chrome heated towel rail, frosted glass window to rear aspect.

BEDROOM THREE

11' 3" x 11' 00" (3.43m x 3.35m) Fitted carpet. Radiator. Window to rear aspect.

BEDROOM FOUR

11' 7" x 7' 8" (3.53m x 2.34m) Fitted carpet. Radiator. Built in cupboard.

OUTSIDE

The property is set within established gardens on a generous size plot with off street parking to the front and the rear garden is enclosed and mainly laid to lawn with various shrub and hedge borders amongst the garden and to the boundaries.

In the middle of the rear garden, on the east boundary is a patio area and there is another patio which immediately adjoins the rear of the house. The front garden offers a south facing patio area and pedestrian access via a gate on the west side of the house to the rear garden. There is an outside water tap on the external wall of the single storey extension.

DOUBLE GARAGE

18' 10" x 18' 6" (5.74m x 5.64m) Two separate roller doors to front. Windows on both sides. Service door to side. Light and power connected.

COUNCIL TAX BAND

Band E.

ENERGY PERFORMANCE CERTIFICATE

The current energy performance rating is E (53) with a potential rating of B (85) and the current energy performance certificate is valid until 19th September 2030.

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



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Ground Floor

Approx. 74.8 sq. metres (804.7 sq. feet)



First Floor

Approx. 66.9 sq. metres (720.2 sq. feet)



Total area: approx. 141.7 sq. metres (1524.9 sq. feet)

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