



**426 High Road, Felixstowe, IP11 9QP**

**£425,000 FREEHOLD**

**DIAMOND  
MILLS**

*Established 1908*

**A well-presented four-bedroom family house with off road parking, garage and 200' long garden. The accommodation includes a family bathroom, two reception rooms, kitchen conservatory and cloakroom. The vendor has recently replaced the boiler, re-wired the house, updated the bathroom and replaced the carpets.**

#### **HALL**

The stairs rise to the first floor from the hall and there is a cupboard beneath them.

#### **CLOAKROOM**

5' x 2' 9" (1.52m x 0.84m) With low level WC, wash basin and radiator.

#### **LIVING ROOM**

19' 9" x 11' 3" (6.02m x 3.43m) A well proportioned room with double aspect windows and two radiators.

#### **KITCHEN**

10' 6" x 8' (3.2m x 2.44m) Fitted with a range of wall and base units and an inset stainless steel sink unit with single drainer. The appliances include a Logic hob and oven, a dish washer and an integral fridge freezer. There is also plumbing for a washing machine in the kitchen and a radiator.

#### **DINING ROOM**

11' 3" x 8' 6" (3.43m x 2.59m) There is a radiator in the dining room. The dining room is open into conservatory.

#### **CONSERVATORY**

13' 3" x 9' 9" (4.04m x 2.97m) Of double-glazed construction on a plinth under a poly carbonate roof.

#### **LANDING**

The airing cupboard is on the landing and there is access to the loft void.

#### **BEDROOM**

11' 3" x 11' (3.43m x 3.35m) A double bedroom with a radiator.

#### **BEDROOM**

10' 6" x 9' 9" (3.2m x 2.97m) plus door recess Another double bedroom with radiator.

#### **BEDROOM**

11' 3" x 8' 9" (3.43m x 2.67m) A third double bedroom with radiator.

#### **BEDROOM**

8' 3" x 8' 6" (2.51m x 2.59m) A good sized bedroom with a radiator.

#### **BATHROOM**

7' 6" x 6' (2.29m x 1.83m) Fitted with a three piece white suite comprising panel bath with shower over and fitted screen; low level WC and vanity unit with inset wash basin. There is also a towel rail/rad and extractor.

#### **OUTSIDE**

There is off road parking in front and beside the house. Gates then give access past the side of the house to the garage.

#### **GARAGE**

18' 3" x 8' 9" (5.56m x 2.67m) There is power and light in the garage.

#### **THE GARDENS**

To the rear of the property the gardens extend away about 200'. Immediately to the rear is a paved terrace and a pergola. An area of lawn and flower beds. Then there is a gravel garden with trees and an old pond. A further lawn and summer house. At the end of the garden is an outbuilding divided into two areas. The first measures 14'9" x 12' and the second 12' x 8'9". (This building requires some attention).



### **ENERGY PERFORMANCE CERTIFICATE**

The current EPC rating is a E (46) with a potential of C (75) which is valid until February 2031.

### **COUNCIL TAX BAND**

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### **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.**















2nd Floor



1st Floor

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