



**77 Upperfield Drive, Felixstowe, Suffolk, IP11 9LT**

**£375,000 FREEHOLD**

**DIAMOND  
MILLS**  
*Established 1908*

**This stunning 3-bedroom home is set in the popular residential area of Upperfield Drive. This deceptively spacious three-bedroom family home has been extended and modernized to create a contemporary living space perfectly suited to modern family life.**

Lounge: 4.91m x 3.64m (16'1" x 11'11")

Kitchen: 3.56m x 3.64m (11'8" x 11'11")

Dining Area: 2.66m x 3.64m (8'9" x 11'11")

Bedroom 1: 2.61m x 5.57m (18'3" x 8'7")

Bedroom 2: 3.89m x 2.76m (12'9" x 9')

Bedroom 3: 3.89m x 2.71m (12'9" x 8'11")

**Key Features:**

**Impressive Open-Plan Kitchen/Diner with Skylights**

**Three Generous Bedrooms (Master approx. 18ft wide)**

**Two Bathrooms (Ground Floor Shower Room + First Floor Family Bathroom)**

**Spacious Lounge with Bay Window**

**Garage En-Bloc**

**Desirable Residential Location**

The Property Set in the popular residential area of Upperfield Drive, this deceptively spacious three-bedroom family home has been thoughtfully extended and modernized to create a contemporary living space perfectly suited to modern family life.

**Ground Floor** Upon entering via the welcoming Entrance Hall, you are led into a central hallway that offers practical built-in storage. To the right lies a bright and airy Lounge (16'1" x 11'11"), a comfortable space perfect for relaxing in the evenings.

**The heart of this home is undoubtedly the extended Open-Plan Kitchen and Dining Area.** This stunning space features a modern kitchen suite with a central island, creating a sociable hub for cooking and entertaining. The extension is flooded with natural light thanks to feature skylights and large doors that open directly onto the rear garden, seamlessly blending indoor and outdoor living.

Unusually for a property of this style, the ground floor also boasts a convenient, fully fitted Shower Room, adding flexibility for busy families or guests.

**First Floor** Upstairs, the landing leads to three well-proportioned bedrooms. The Master Bedroom is exceptional in size, spanning the full width of the rear of the property (approx. 18'3" x 11'8"), offering ample space for a super-king bed and extensive wardrobes. Two further good-sized bedrooms are located at the front of the property. A separate Family Bathroom serves this floor, featuring a bathtub and modern suite.

**Outside** The property benefits from a private rear garden, ideal for alfresco dining via the kitchen doors. A single Garage is located en-bloc, providing secure parking or additional storage.

**The Location** Upperfield Drive is a quiet, established road in Felixstowe, favored for its proximity to local amenities and schools. You are perfectly placed to enjoy the best of the Suffolk coast, with the town center, seafront, and A14 transport links all within easy reach.

## **ENERGY PERFORMANCE CERTIFICATE**

The current EPC rating is B (90) with a potential of B (91) which is valid until January 2036

## **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.

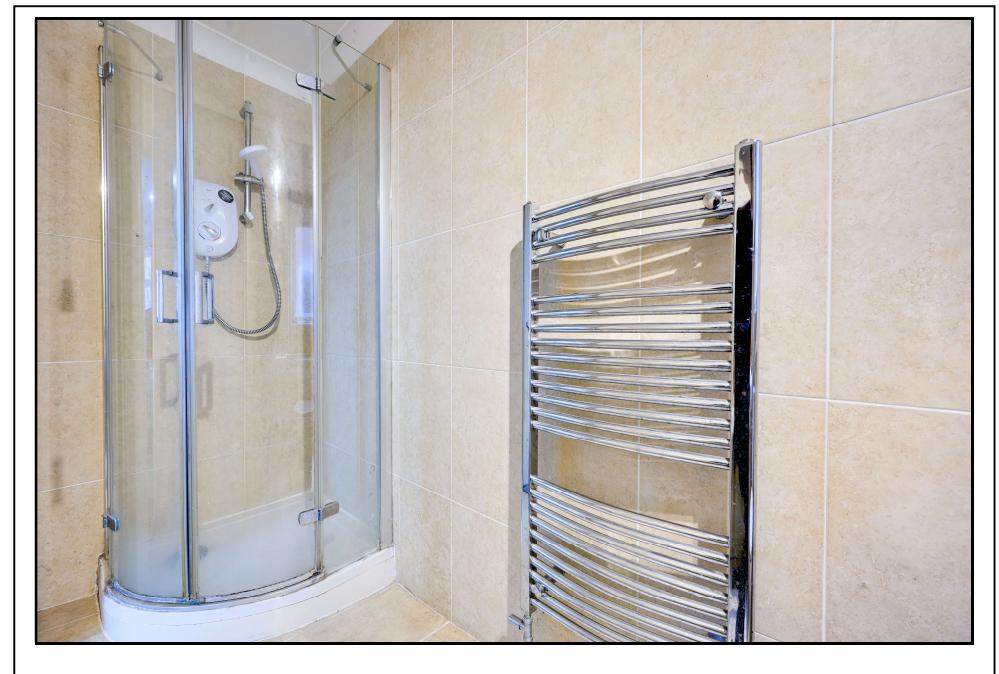
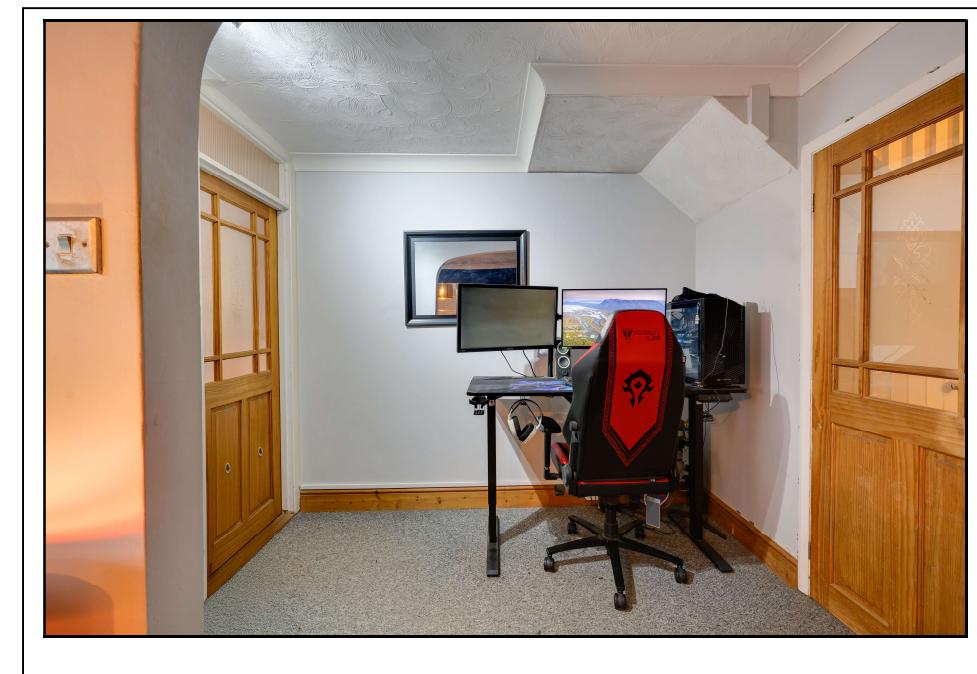
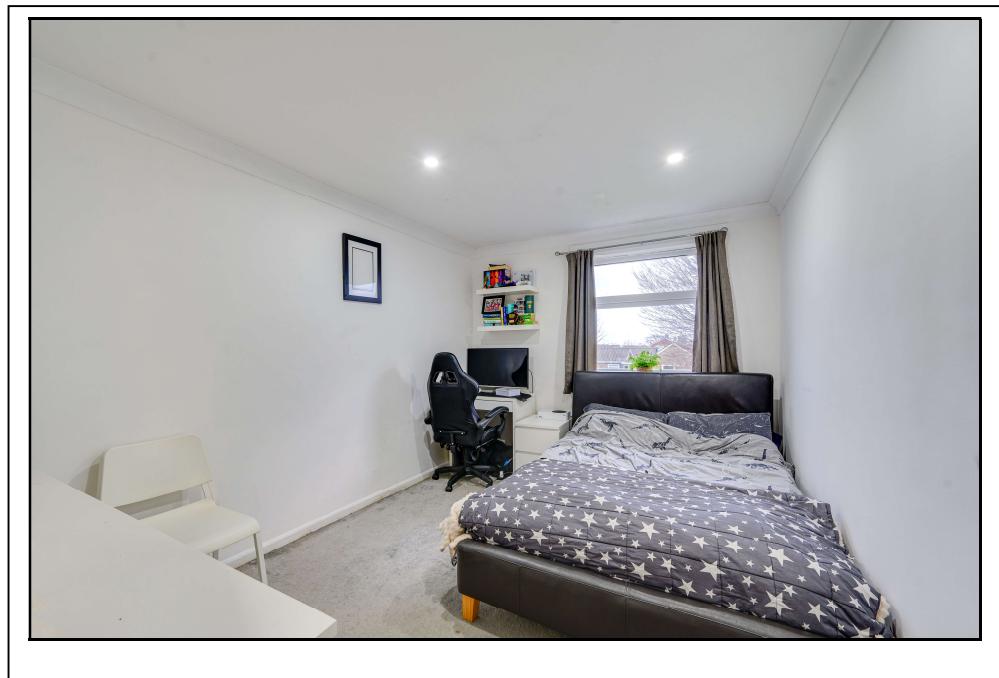
## **VACANT POSSESSION ON COMPLETION**

## **VIEWING**

By prior appointment with the vendors agents -

**DIAMOND MILLS & CO. (01394) 282281.**

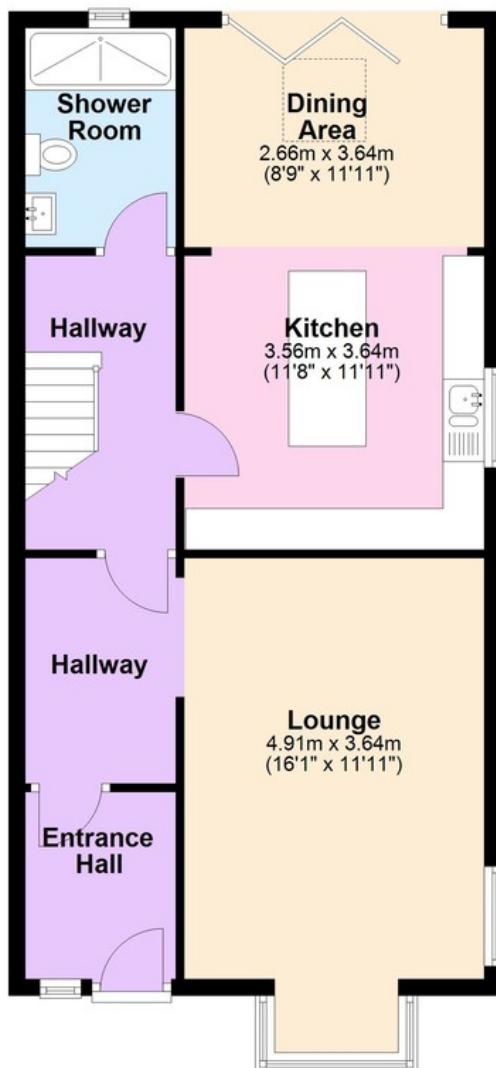






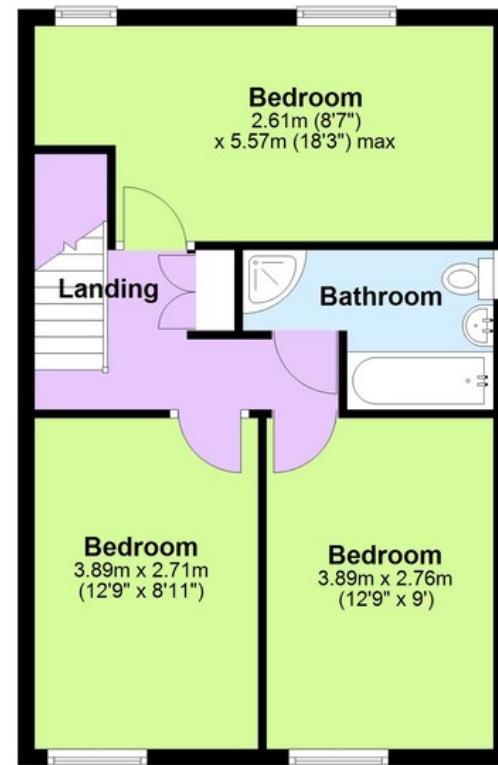
### Ground Floor

Approx. 64.9 sq. metres (698.1 sq. feet)



### First Floor

Approx. 48.8 sq. metres (525.5 sq. feet)



Total area: approx. 113.7 sq. metres (1223.6 sq. feet)