



Pinetops, Marcus Road, Felixstowe, Suffolk, IP11 7NF

£700,000 FREEHOLD

**DIAMOND
MILLS**

Established 1908

An exceptional detached four bedroom family house built in 1975 with enclosed West facing rear gardens in arguably the most sought after residential area of Old Felixtowe. There are three reception rooms, a kitchen, utility room, two bathrooms and a cloakroom. Ample off road parking and a double garage.

COVERED PORCH

HALL

The stairs rise to the first floor from the hall and there is a radiator in the hall.

CLOAKROOM (E)

7' 2" x 3' 6" (2.18m x 1.07m) Fitted with a tow piece suite comprising pedestal wash basin and low level WC. Radiator.

STUDY (N&E)

7' 8" x 7' 3" (2.34m x 2.21m) The study is ideally placed in that you can see who is arriving to the front of the house. There is a radiator in this room.

DINING ROOM (W)

12' x 10' (3.66m x 3.05m) A lovely room overlooking the terrace and the rear gardens. There is a sliding glazed external door to the terrace, a radiator and an opening into the sitting room. Hatch from Kitchen.

SITTING ROOM (E,S&W)

21' x 12' (6.4m x 3.66m) A light room with windows to three aspects. There is an electric fire in this room and two radiators. Sliding glazed external door to the terrace and a return door to the hall.

KITCHEN (W)

13' 3" x 12' 6" (4.04m x 3.81m) Fitted with a range of wall and base units and an inset one and a half bowl stainless steel sink unit with single drainer. The appliances include a Neff gas hob and an Indesit double oven. There is a radiator in the kitchen and a serving hatch to the dining room.

UTILITY ROOM (E&W)

17' 3" x 6' (5.26m x 1.83m) The Worcester gas fired boiler is in this room and there is a radiator too. Fitted wall and base units and an inset stainless steel sink unit with single drainer. There is plumbing for a washing machine and a dish washer in this room, access to a loft void, an external door and a courtesy door to the garage.

LANDING

The linen cupboard with double doors housing the hot water cylinder with fitted immersion heater is on the landing and there is access to the loft void.

BEDROOM (W)

14' 6" x 12' (4.42m x 3.66m) This bedroom has views over the garden and a radiator. There are fitted wardrobes along one wall of this room.

ENSUITE SHOWER ROOM (E)

8' x 6' (2.44m x 1.83m) Fitted with a three piece suite comprising Shower with electric shower unit, vanity unit with inset wash basin and low level WC. The walls are fully tiled and there is a radiator in this room.

BEDROOM (N&E)

14' 9" x 10' 9" (4.5m x 3.28m) With vanity unit and inset wash basin. There is a radiator in this room.

BEDROOM (W)

12' 7" x 10' (3.84m x 3.05m) With views over the garden and radiator.

BEDROOM (W)

10' x 12' (3.05m x 3.66m) Another room overlooking the garden. Radiator.

GARAGE (N)

18' x 15' 6" (5.49m x 4.72m) The garage has an automated roller door and power and light is connected. There is an external door to the rear garden and a door into the utility room.

OUTSIDE

The property is approached over a paved drive which leads into a parking and turning area. The house is screened from Marcus Road and Cliff Road by a mature beech hedge. There are lawns and topiarized trees to the front of the house and a gravel area to the South. Most of the partly walled gardens extend away around the West of the house and there is an extensive paved terrace immediately behind the house. This part of the garden is fully enclosed and is laid to lawn with various flower beds and shrubberies. There is an external water tap and external lighting.

ENERGY PERFORMANCE CERTIFICATE

The current EPC rating is C (70) with a potential C (80) which is valid until 24th June 2034

COUNCIL TAX BAND

F

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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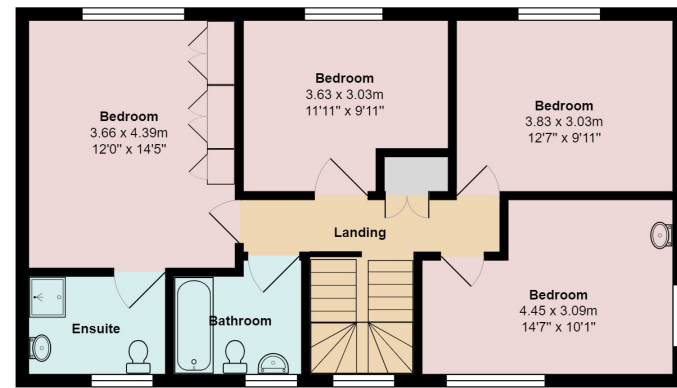
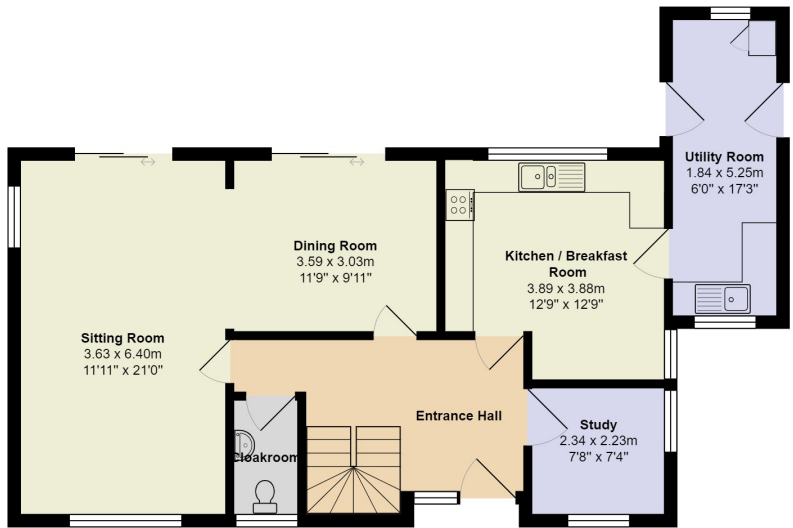




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Total Area: 152.6 m² ... 1642 ft²
 All measurements are approximate and for display purposes only