



**43 Graham Road, Felixstowe, IP11 9BL**

**£375,000 FREEHOLD**

**DIAMOND  
MILLS**

*Established 1908*

**An exceptional individual four bedroom detached house with South facing garden, workshop building and garage. The accommodation within the house has been re-modelled to provide an open plan kitchen/dining room, there is a separate sitting room and a wonderful garden room as well.**

#### **COVERED PORCH**

#### **HALL**

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

#### **CLOAKROOM**

5' 9" x 3' 3" (1.75m x 0.99m) Fitted with a two piece suite comprising wash basin and low level WC. Radiator.

#### **KITCHEN/DINING ROOM**

19' 3" x 10' (5.87m x 3.05m) Fitted with a range of Howdens wall and base units with a one and a half bowl sink unit. The appliances include an induction hob unit with down-draft extractor and an Indesit double oven. Radiator. This room is open into the garden room.

#### **GARDEN ROOM (S)**

12' 9" x 9' 6" (3.89m x 2.9m) A wonderful garden room with roof light and glazed external doors. Radiator.

#### **SITTING ROOM (N)**

16' x 12' 3" (4.88m x 3.73m) With bow window to front elevation. One of the walls in this room is partly paneled. Radiator.

#### **UTILITY ROOM (E)**

6' 9" x 7' 6" (2.06m x 2.29m) With fitted wall and base units. There is plumbing for a washing machine and dish washer. The Gas fired combination boiler is in the utility room. External door and door into the garage.

#### **LANDING**

There is a linen cupboard on the landing.

#### **BEDROOM (N)**

12' x 9' 6" (3.66m x 2.9m) A double bedroom with a radiator.

#### **BEDROOM (S)**

11' x 10' (3.35m x 3.05m) Another double bedroom with a radiator.

#### **ENSUITE (W)**

7' 3" x 2' 7" (2.21m x 0.79m) Fitted with a two piece suite comprising shower with electric shower unit and a wash basin.

#### **BEDROOM (S)**

9' x 7' (2.74m x 2.13m) This single bedroom is currently used a dressing room. Radiator.

#### **BEDROOM (N)**

8' 9" x 9' 6" (2.67m x 2.9m) max. There is a built in bed in this room. Radiator.

#### **BATHROOM (E)**

Fitted with a three piece white suite comprising paneled bath with shower over and glazed screen, pedestal wash basin, low level WC and heated towel rail/radiator.

#### **OUTSIDE - FRONT**

The property has a block paved frontage providing off road parking. Beside the house is the garage.

#### **GARAGE**

16' 3" x 8' 6" (4.95m x 2.59m) With up and over door and power and light connected. Courtesy door to utility room.



### **OUTSIDE - REAR**

To the South of the house are enclosed landscaped mainly laid to lawn.

Approached via a pedestrian gateway a path leads to the Workshop Building.

### **WORKSHOP BUILDING**

18' 3" x 9' 9" (5.56m x 2.97m) overall This brick outbuilding is currently divided into two sections - a workshop and a store.

### **ENERGY PERFORMANCE CERTIFICATE**

The current EPC rating is C (72) with a potential of B (83) which is valid until October 2034.

### **COUNCIL TAX BAND**

C

### **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.**

**DIAMOND  
MILLS**  
*Established 1908*

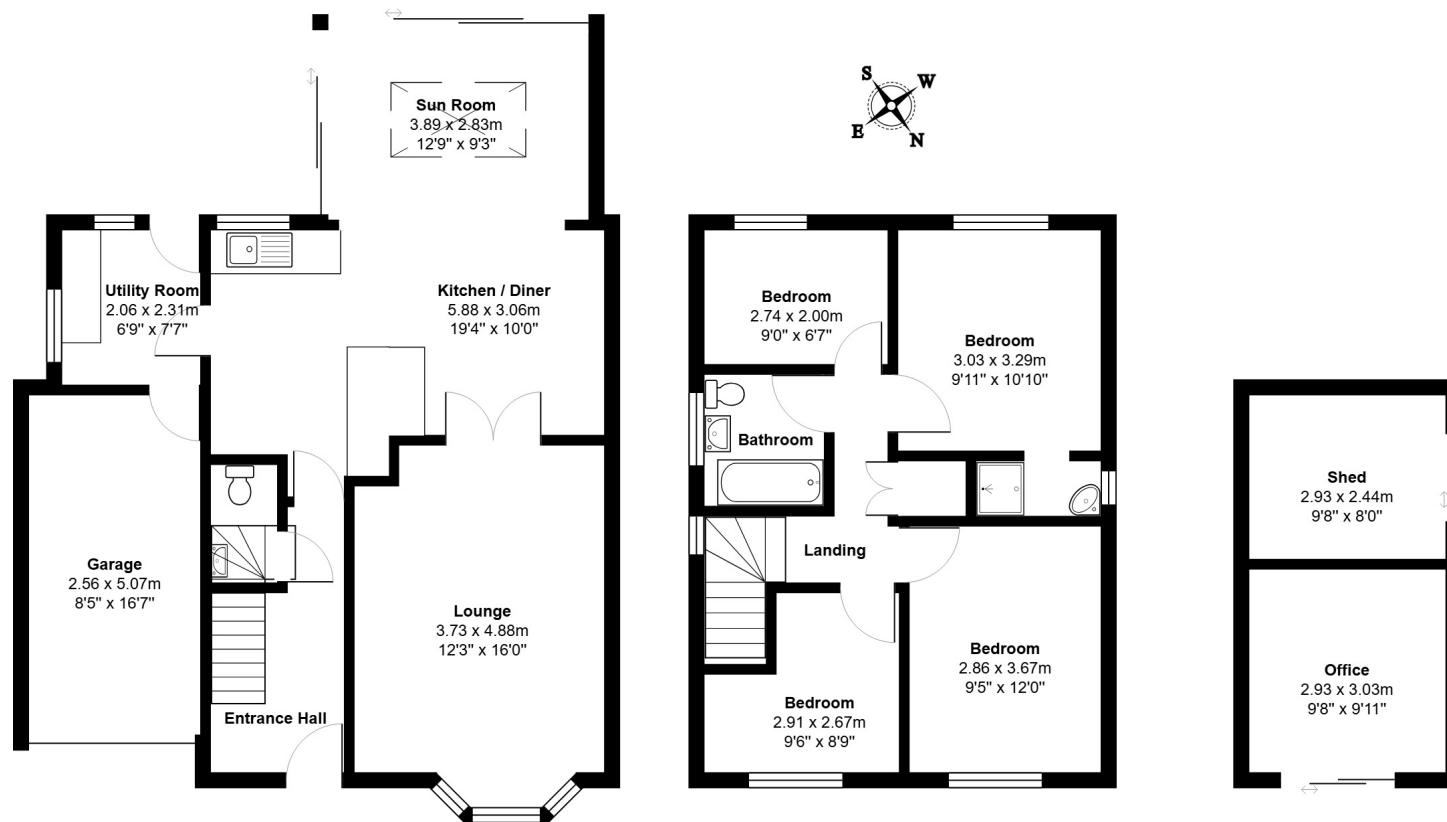




117 Hamilton Road, Felixstowe, Suffolk IP11 7BL Tel: (01394) 282281

[www.diamondmills.co.uk](http://www.diamondmills.co.uk) E-mail: [sales@diamondmills.co.uk](mailto:sales@diamondmills.co.uk)





Total Area: 143.8 m<sup>2</sup> ... 1548 ft<sup>2</sup>