



**8 The Pines, Felixstowe, Suffolk, IP11 9SU**

**£690,000 FREEHOLD**

**DIAMOND  
MILLS**

*Established 1908*



**An exceptional detached house with wonderful sea views situated in a quiet cul-de-sac set back off cliff Road. The house has been extended and the accommodation re-modelled and updated and now takes full advantage of the sea views. The versatile accommodation includes a stunning living room, Wicks kitchen, utility room, bedroom (used as a study) and shower room on the ground floor. On the first floor there are two double bedrooms and two bathrooms. No onward chain.**

**RECEPTION HALL (N)**

8' 6" x 8' 9" (2.59m x 2.67m) There is a radiator in the reception hall.

**INNER HALL/CLOAKROOM**

4' 9" x 12' (1.45m x 3.66m) With coat hooks and radiator.

**SHOWER ROOM**

11' 9" x 3' 6" (3.58m x 1.07m) Fitted with a three piece white suite comprising shower, wash basin and low level WC. There is a towel rail/radiator and an extractor in this room.

**UTILITY ROOM (N)**

12' 3" x 9' (3.73m x 2.74m) fitted with a range of wall and base units and an inset stainless steel sink unit with single drainer. Pantry. Built in cupboard. The Baxi balance flue boiler is in this room. External door.

**BEDROOM/STUDY**

7' 11" x 12' 10" (2.41m x 3.91m) With roof light and radiator. Doors to the kitchen and living room.

**KITCHEN**

17' 9" x 12' 9" (5.41m x 3.89m) Fitted with a range of Wicks kitchen units and a one and a half bowl sink unit with single drainer. The appliances include a Neff oven, Neff gas hob with filter hood over, Blomberg dish washer and an integrated fridge/freezer. There is a radiator in the kitchen and this room is open to the living room.

**LIVING ROOM (S)**

18' 9" x 19' 6" (5.72m x 5.94m) Av. A lovely light room with full height glazing to the South providing sea views. There are roof lights and a radiator in this room. External door.

**LANDING**

The airing cupboard with double doors is on the landing and houses the hot water tank.

**BEDROOM (S)**

13' x 10' 6" (3.96m x 3.2m) Panoramic Sea views. Wardrobe cupboard with double doors. Radiator.

**BEDROOM (N)**

11' 3" x 9' (3.43m x 2.74m) Another double bedroom with a radiator.

**BATHROOM (S)**

7' x 10' (2.13m x 3.05m) A bathroom with sea views! Fitted with a four-piece white suite comprising panel bath, pedestal wash basin, bidet and low-level WC. Heated towel rail/radiator.

**CLOAKROOM (E)**

5' x 3' (1.52m x 0.91m) With low level WC and radiator.

**SHOWER ROOM (N)**

6' 3" x 5' 10" (1.91m x 1.78m) Fitted with a two-piece white suite comprising pedestal wash basin and shower. There is a towel rail/radiator in this shower room.

**OUTSIDE FRONT**

The house is situated in a quiet cul-de-sac and is approached over a paved driveway for off road parking for several cars. Adjacent to this is the garage.

**GARAGE**

18' x 8' 6" (5.49m x 2.59m) The garage has an automatic roller door and has power and light connected.

### **OUTSIDE REAR**

The extensive Indian Sandstone South facing terrace and the landscaped gardens commanding sea views are particularly attractive features of this property. The hard landscaping includes an area of garden set in "river stone". Beyond this, steps lead down to the lawn where there is a potting shed and a covered wood store.

### **ENERGY PERFORMANCE CERTIFICATE**

The current EPC rating is C (74) with a potential of B (84) which is valid until April 2035

### **COUNCIL TAX BAND**

E

### **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**

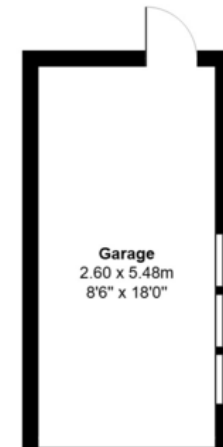
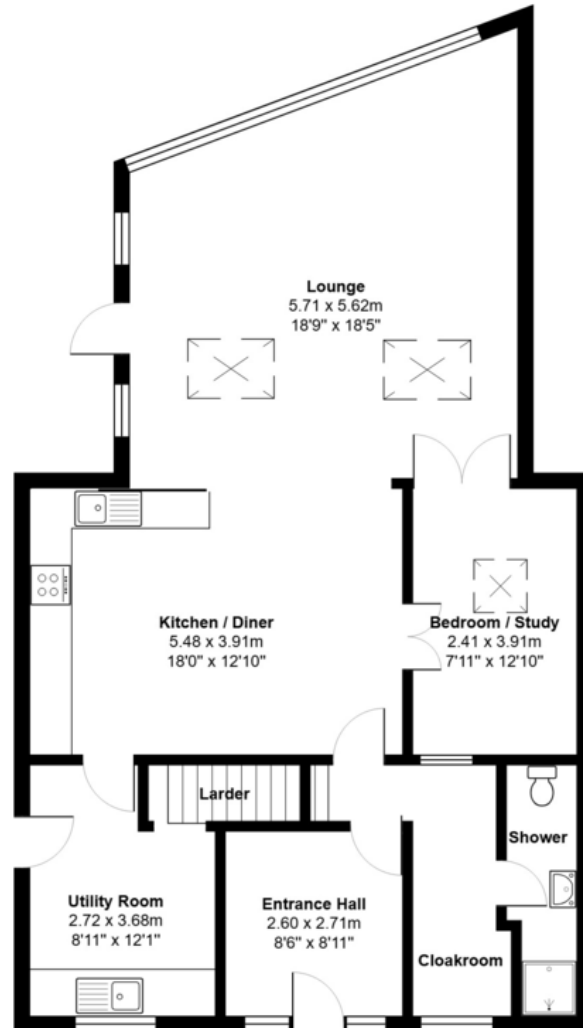
By prior appointment with the vendors agents -  
**DIAMOND MILLS & CO. (01394) 282281.**

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Total Area: 152.1 m<sup>2</sup> ... 1637 ft<sup>2</sup>