



49 Tomline Road, Felixstowe, Suffolk, IP11 7PA

£700,000 FREEHOLD

**DIAMOND
MILLS**
Established 1908

An individual architecturally designed three storey 6 bedroom detached house, built in the year 2000, measuring approximately 3000 square feet and situated in a convenient location, a short distance from the sea front and promenade and within a short walk from the main town centre and shopping thoroughfare.

This impressive and spacious property offers well-planned accommodation across three floors. The ground floor features a welcoming entrance hall, cloakroom, a bright and airy living room, separate dining room, and a well-appointed kitchen/breakfast room with adjoining utility room.

On the first floor, you'll find four generously sized bedrooms, including a luxurious master suite complete with an en-suite bath/shower room and a private dressing room. A contemporary family shower room also serves this level.

The second floor provides two additional bedrooms and a further stylish bath/shower room - ideal for guests or growing families.

Additional benefits include double glazing throughout, underfloor heating on the ground floor, and radiator heating on the upper floors. Outside, the property boasts an enclosed, east-facing rear garden, a garage, and a private driveway.

ACCOMMODATION WITH APPROXIMATE ROOM SIZES

ENTRANCE PORCH

RECEPTION HALL

GROUND FLOOR CLOAKROOM

LOUNGE

13' 1" x 25' 7" (3.99m x 7.8m)

DINING ROOM

14' 11" x 12' 6" (4.55m x 3.81m)

KITCHEN/BREAKFAST ROOM

UTILITY ROOM

9' 9" x 9' 1" (2.97m x 2.77m)

FIRST FLOOR ACCOMMODATION

FIRST FLOOR LANDING

BEDROOM 1

13' 0" x 14' 5" (3.96m x 4.39m)

DRESSING ROOM

13' 3" x 10' 8" (4.04m x 3.25m)

ENSUITE BATHROOM

BEDROOM 2

11' 5" x 8' 2" (3.48m x 2.49m)

STUDY/BEDROOM 3

10' 7" x 12' 6" (3.23m x 3.81m)

GAMES ROOM/BEDROOM 4

14' 9" x 12' 7" (4.5m x 3.84m)

SHOWER ROOM

SECOND FLOOR SPACIOUS GALLERIED LANDING

BEDROOM 5

14' 3" x 13' 8" (4.34m x 4.17m)

BEDROOM 6

12' 10" x 15' 7" (3.91m x 4.75m)

FAMILY BATHROOM



OUTSIDE

The property features previously landscaped gardens at both the front and rear. The front garden is designed for low maintenance, with established shrubs and a block-paved driveway leading to the garage.

The east-facing rear garden includes a flagstone patio, a lawn bordered by mature shrubs, an additional patio area, and is enclosed by fencing and brick walls. A garden shed is also included in the sale.

GARAGE

19' 8" x 11' 10" (5.99m x 3.61m) With up and over door. Personal door to rear garden. Light and power connected.

COUNCIL TAX BAND

Band F.

ENERGY PERFORMANCE CERTIFICATE

The current energy performance rating is C (72) with a potential rating of B (81) and the current energy performance certificate is valid until 23rd July 2035.

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. Please note spray insulation has been used in the loft.

VACANT POSSESSION ON COMPLETION

VIEWING

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



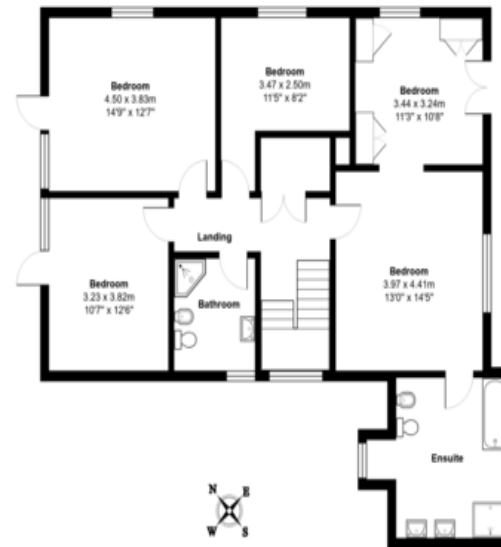


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Total Area: 283.6 m² ... 3053 ft²

