



**8 St. Edmunds Road, Felixstowe, IP11 2DJ**

**£425,000 FREEHOLD**

**DIAMOND  
MILLS**  
*Established 1908*

**Situated within close proximity to the Felixstowe beach seafront and enjoying sea views from the first floor is this beautifully presented, double bay fronted, three-bedroom detached family home.**

**In addition to the three bedrooms, the property benefits from a modern kitchen, a ground floor shower room, and a first-floor bathroom. Further features include a well-presented rear garden, and an open plan lounge / diner with a multi-fuel eco burner.**

**Additionally, there is a study / large storeroom on the first floor, ample off-road parking, and a garage / workshop situated in the rear garden.**

**The accommodation in brief comprises: entrance hall, utility room, shower room, lounge / diner, kitchen, conservatory. Upstairs offers three bedrooms, a family bathroom, and a study / store cupboard.**

**Heating is provided via gas fired central heating to radiators, with the addition of a multi-fuel eco burner in the lounge / diner, and electric underfloor heating in the conservatory.**

**Windows are of double-glazed construction, with fitted shutter blinds to the front-facing windows.**

#### **UPVC ENTRANCE DOOR**

Stained glass effect window, opening into:

#### **ENTRANCE HALL**

15' 4" x 5' 8" (4.67m x 1.73m)

Tiled flooring, radiator, stairs leading to the first floor with understairs storage cupboard. Doors to:

#### **UTILITY ROOM**

5' 3" x 3' 8" (1.6m x 1.12m)

Tiled flooring, obscured window to the side aspect, cupboard with space and plumbing for washing machine and tumble dryer. Door opening into:

#### **SHOWER ROOM**

Modern suite comprising low level WC, hand wash basin with mixer taps and storage cupboards beneath, corner shower cubicle. Part tiled walls, heated towel rail, obscured window to the rear aspect.

#### **LOUNGE / DINER**

26' 4" x 13' 10" (8.03m x 4.22m)

Solid oak flooring, two radiators, bay window and additional window to the front aspect, both with fitted shutter blinds. TV point, multi-fuel eco burner.

#### **KITCHEN**

14' 9" max reducing to 7' 9" x 11' 11" (4.5m x 3.63m)

Modern kitchen fitted with wood worktops and high gloss storage units above, with matching drawers and cupboards below. Integrated fridge / freezer, composite sink with hose-style mixer taps and single drainer, space and plumbing for dishwasher, wine cooler, tiled flooring, radiator. Central island with wood worktop breakfast bar and additional high gloss units beneath. Under counter and kickboard lighting. Window to rear aspect and door opening into:

#### **CONSERVATORY**

12' 10" x 10' 7" (3.91m x 3.23m)

Brick base conservatory with UPVC windows and doors overlooking the rear garden. Tiled flooring with electric underfloor heating

#### **FIRST FLOOR LANDING**

Obscured window to the side aspect with fitted shutter blinds, access to loft space, doors to:

#### **STUDY / STORE**

7' 6" x 6' (2.29m x 1.83m)

Houses Baxi combi boiler.

### **BEDROOM 1**

13' 11" x 13' 11" (4.24m x 4.24m)

Radiator, bay window to front aspect with fitted shutter blinds and partial sea views. Fitted wardrobes with sliding doors.

### **BEDROOM 2**

11' 11" x 11' 11" (3.63m x 3.63m)

Radiator, window to the front aspect with fitted shutter blinds and partial sea view.

### **BEDROOM 3**

11' 11" x 10' 5" (3.63m x 3.18m)

Radiator, window to rear aspect.

### **BATHROOM**

7' 8" x 6' (2.34m x 1.83m)

Suite comprising low level WC with hidden cistern, vanity hand wash basin with mixer tap and storage cupboards below, panelled bath with mixer tap and shower overhead, fitted shower screen, part tiled walls, heated towel rail, and two obscured windows to the rear aspect.

### **OUTSIDE**

To the front of the property is a driveway providing ample off-road parking, with double gates leading to the rear garden. The front garden is fully block paved, bordered by a low brick wall.

To the rear, continuation of the driveway leads from the double gates to the garage / workshop. A gate opens to an enclosed and attractive garden, with a mix of shingle and lawn areas, and a garden path leading to the rear patio. Fenced boundaries established shrub and plant borders, outside tap, lighting, and external sockets.

### **GARAGE / WORKSHOP**

18' 9" x 15' 6" (5.72m x 4.72m)

Timber construction, fully insulated, with light and power connected. Windows and doors to both side aspects.

### **ENERGY PERFORMANCE CERTIFICATE**

The current EPC rating is C (70) with a potential of B (81) which is valid until August 2030.

### **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**

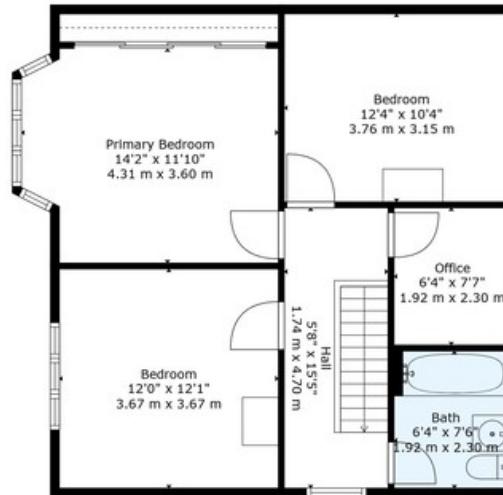
By prior appointment with the vendors agents -

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

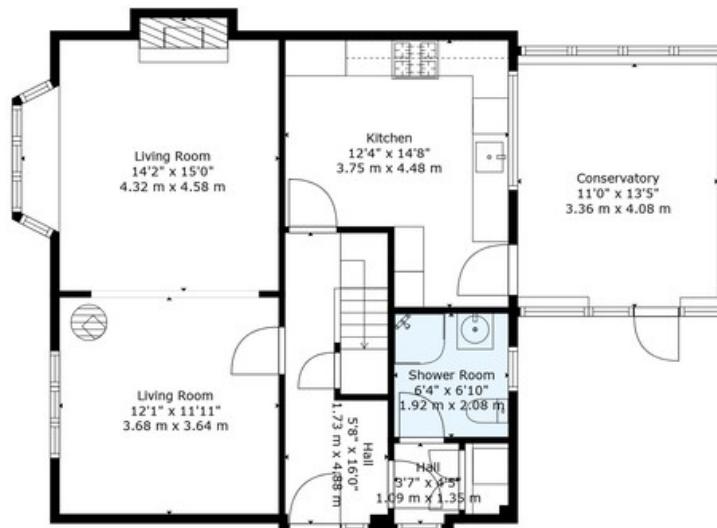
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Floor 2



Floor 1

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**TOTAL: 1487 sq. ft, 138 m<sup>2</sup>**  
FLOOR 1: 828 sq. ft, 77 m<sup>2</sup>, FLOOR 2: 659 sq. ft, 61 m<sup>2</sup>  
EXCLUDED AREAS: FIREPLACE: 7 sq. ft, 1 m<sup>2</sup>, WALLS: 122 sq. ft, 11 m<sup>2</sup>

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.