



**28 Fleetwood Road, Felixstowe, Suffolk, IP11 7EQ**

**£525,000 FREEHOLD**

**DIAMOND  
MILLS**

*Established 1908*



A rare opportunity to acquire this beautifully extended detached family home, originally constructed in the 1920s and showcasing all the charm and character of its period. Built of traditional brick construction with rendered upper elevations beneath a pitched tiled roof, the property combines timeless architectural detail with thoughtfully designed modern extensions, creating an ideal home for contemporary family living.

The accommodation is both spacious and versatile, offering well-proportioned rooms throughout. Externally, the property enjoys a generous plot with a substantial double garage providing ample parking and storage.

Perfectly positioned within a highly sought-after location, the home is ideally placed for easy access to the town centre with its wide range of shops, cafés, and local amenities, as well as the railway station, providing convenient commuter links.

#### **ENTRANCE PORCH**

#### **ENTRANCE HALL**

#### **GROUND FLOOR CLOAKROOM**

#### **LIVING ROOM**

17' 1" x 12' 2" (5.21m x 3.71m)

#### **DINING ROOM / OFFICE**

11' 8" x 10' 11" (3.56m x 3.33m)

#### **FAMILY ROOM / BEDROOM 5**

12' 4" x 9' 2" (3.76m x 2.79m)

#### **KITCHEN / BREAKFAST ROOM**

13' 10" x 9' 10" (4.22m x 3m)

#### **FIRST FLOOR LANDING**

10' 1" x 2' 10" (3.07m x 0.86m)

#### **BEDROOM 1**

11' 8" x 11' 1" (3.56m x 3.38m)

#### **BEDROOM 2**

11' 8" x 10' 9" (3.56m x 3.28m)

#### **BEDROOM 3**

9' 11" x 9' 8" (3.02m x 2.95m)

#### **BEDROOM 4**

9' 11" x 6' 6" (3.02m x 1.98m)

#### **BATHROOM**

13' 1" x 5' 4" (3.99m x 1.63m)

#### **DOUBLE GARAGE**

21' 6" x 15' 8" (6.55m x 4.78m)

#### **OUTSIDE**

At the front of the property there is an attractive and well-maintained garden with raised flower beds and borders with traditional brick pathways and a brick wall to the front boundary.

Adjacent, there is a double width driveway providing off street parking for up to two vehicles and access to the double garage.

The rear garden is "L" shaped, mainly laid to lawn and features fruit trees and raised sun terrace, separate patio area, exterior lighting, external cold water tap, timber storage shed 7'10" x 4'10" bespoke shed/workshop 12' x 6'10" with work bench, further storage shed measuring 6'7" x 7'5", side passage with gate enabling access to the front garden.

#### **COUNCIL TAX BAND**

Band E.

#### **ENERGY PERFORMANCE CERTIFICATE**

The current energy performance rating is C (70) with a potential rating of B (81) and the current energy performance certificate is valid until 16th June 2032.

### **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.**











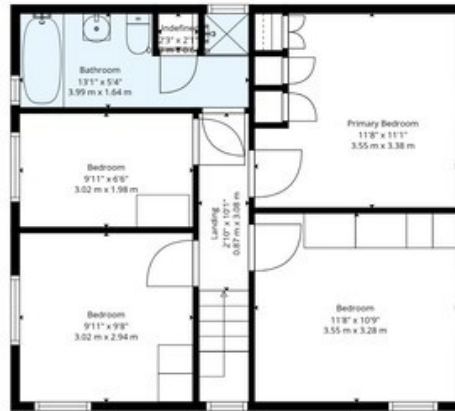
117 Hamilton Road, Felixstowe, Suffolk IP11 7BL Tel: (01394) 282281



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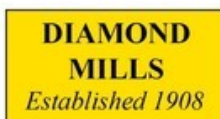




Floor 2



Floor 1



**TOTAL: 1250 sq. ft, 116 m2**  
**FLOOR 1: 699 sq. ft, 65 m2, FLOOR 2: 551 sq. ft, 51 m2**  
**EXCLUDED AREAS: PORCH: 19 sq. ft, 2 m2, PATIO: 182 sq. ft, 17 m2, DOUBLE GARAGE: 338 sq. ft, 31 m2,**  
**SHED: 27 sq. ft, 3 m2, UNDEFINED: 5 sq. ft, 0 m2, WALLS: 170 sq. ft, 16 m2**