



93 Valley Walk, Felixstowe, IP11 7TD

£475,000 FREEHOLD

**DIAMOND
MILLS**

Established 1908

An impressive four-bedroom detached family home, ideally positioned at the end of a quiet cul-de-sac with views over open fields to the front. Offering a high degree of privacy and peace, the property provides spacious and versatile accommodation including a generous living room, formal dining room, conservatory, modern kitchen, utility room and ground-floor cloakroom.

Upstairs are four well-proportioned bedrooms, including a spacious master bedroom with built-in cupboards and a private en-suite shower room, alongside a family bathroom and three other bedrooms.

Outside, the property benefits from a substantial private driveway providing ample off-road parking and leading to a detached brick-built double garage. The secluded rear garden is predominantly laid to lawn and features mature trees, established planting, a paved patio, and fenced boundaries, creating an ideal space for relaxation and family enjoyment.

The property also enjoys a highly convenient location, being close to the town centre and within easy reach of local schools, making it an ideal choice for families seeking both a peaceful setting and excellent everyday convenience.

ENTRANCE HALL

6' 8" x 6' 7" (2.03m x 2.01m)

CLOAKROOM

8' 1" x 3' 4" (2.46m x 1.02m)

DINING ROOM

13' 4" x 12' 3" (4.06m x 3.73m)

LIVING ROOM

11' 8" x 20' 9" (3.56m x 6.32m)

KITCHEN

16' 8" x 8' 9" (5.08m x 2.67m)

UTILITY ROOM

6' 5" x 6' 0" (1.96m x 1.83m)

CONSERVATORY

9' 1" x 12' 11" (2.77m x 3.94m)

LANDING

9' 0" x 9' 3" (2.74m x 2.82m)

PRIMARY BEDROOM

11' 8" x 14' 8" (3.56m x 4.47m)

BEDROOM

10' 6" x 11' 5" (3.2m x 3.48m)

BEDROOM

10' 6" x 6' 4" (3.2m x 1.93m)

BEDROOM/OFFICE

7' 5" x 8' 5" (2.26m x 2.57m)

ENERGY PERFORMANCE CERTIFICATE

The current EPC certificate is a C (69) with potential of B (84) which is valid until June 2030.

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.

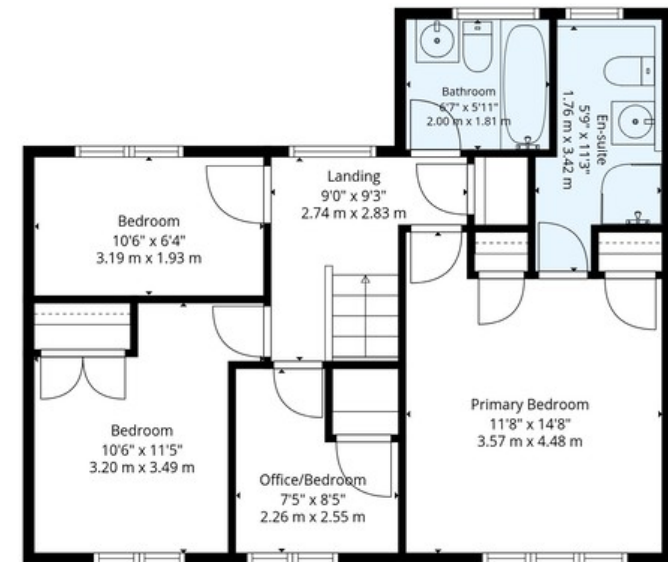
**DIAMOND
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1st Floor



2nd Floor

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TOTAL: 1371 sq. ft, 127 m2
1st floor: 776 sq. ft, 72 m2, 2nd floor: 595 sq. ft, 55 m2
EXCLUDED AREAS: UTILITY: 38 sq. ft, 4 m2, BAY WINDOW: 6 sq. ft, 1 m2, WALLS: 129 sq. ft, 11 m2

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