



**72 Ranelagh Road, Felixstowe, Suffolk, IP11 7HY**  
**£500,000 FREEHOLD**

**DIAMOND  
MILLS**  
*Established 1908*

Perfectly positioned between the vibrant town centre and the refreshing sea front, this double bay-fronted Victorian end-of-terrace is a masterclass in period elegance meeting modern living. Spanning three impressive floors and meticulously maintained throughout, this five-bedroom home is offered to the market with no onward chain, ensuring a smooth transition for its next owners.

The heart of the home is undoubtedly the stunning contemporary kitchen and family room. This expansive, light-filled space is designed for the modern lifestyle, featuring sleek finishes and bi-folding doors that blur the lines between indoor and outdoor living.

The exterior is equally impressive, boasting a professionally landscaped rear garden. Designed for both low maintenance and high-impact entertaining, it provides a private sanctuary for summer evenings and alfresco dining.

#### GROUND FLOOR ACCOMMODATION

##### ENTRANCE PORCH

3' 4" x 2' 7" (1.02m x 0.79m)

##### ENTRANCE FOYER

11' 6" x 3' 6" (3.51m x 1.07m)

##### ENTRANCE HALL

15' 10" x 2' 4" (4.83m x 0.71m)

##### GROUND FLOOR WC

4' 6" x 2' 3" (1.37m x 0.69m)

##### OPEN PLAN KITCHEN SITTING AND DINING ROOM (EXTENSION)

30' 1" x 16' 8" (9.17m x 5.08m)

##### KITCHEN

17' 5" x 9' 1" (5.31m x 2.77m)

##### KITCHEN/SITTING

20' 4" x 7' 7" (6.2m x 2.31m)

##### DINING AREA

16' 8" x 9' 7" (5.08m x 2.92m)

##### LAUNDRY

4' 0" x 3' 1" (1.22m x 0.94m)

##### PANTRY

3' 6" x 2' 3" (1.07m x 0.69m)

##### LIVING ROOM

13' 11" x 12' 10" (4.24m x 3.91m)

##### FAMILY ROOM

11' 7" x 11' 4" (3.53m x 3.45m)

##### FIRST FLOOR ACCOMMODATION

##### FIRST FLOOR LANDING

26' 9" x 5' 2" (8.15m x 1.57m)

##### PRIMARY BEDROOM

16' 8" x 14' 2" (5.08m x 4.32m)

##### BEDROOM

11' 8" x 11' 2" (3.56m x 3.4m)

##### SEPARATE WC

5' 00" x 3' 8" (1.52m x 1.12m)

##### FIRST FLOOR BATHROOM

9' 1" x 7' 2" (2.77m x 2.18m)

##### BEDROOM

10' 5" x 8' 6" (3.18m x 2.59m)

##### SECOND FLOOR ACCOMMODATION

##### SECOND FLOOR LANDING

7' 8" x 3' 4" (2.34m x 1.02m)

##### BEDROOM

16' 8" x 12' 00" (5.08m x 3.66m)

##### OFFICE/BEDROOM

10' 9" x 9' 8" (3.28m x 2.95m)

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## **COUNCIL TAX BAND**

Band 'D'.

## **ENERGY PERFORMANCE CERTIFICATE**

The current energy performance rating is "X" with a potential rating of "X" and the current energy performance certificate is valid until "X".

## **FOR SALE WITH VACANT POSSESSION - NO ONWARD CHAIN**

### **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.

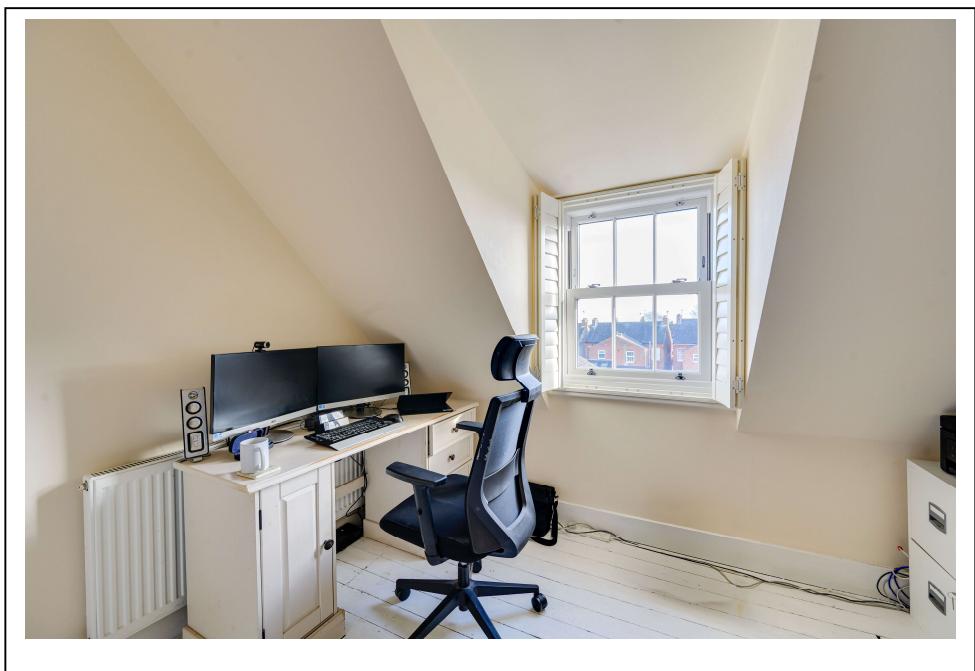
## **VACANT POSSESSION ON COMPLETION**

### **VIEWING**

By prior appointment with the vendors agents -

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









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**TOTAL: 1804 sq. ft, 168 m<sup>2</sup>**  
 1st floor: 870 sq. ft, 81 m<sup>2</sup>, 2nd floor: 652 sq. ft, 61 m<sup>2</sup>, 3rd floor: 282 sq. ft, 26 m<sup>2</sup>  
 EXCLUDED AREAS: LAUNDRY: 23 sq. ft, 2 m<sup>2</sup>, PATIO: 287 sq. ft, 27 m<sup>2</sup>, COVERED PATIO: 72 sq. ft, 7 m<sup>2</sup>,  
 PORCH: 9 sq. ft, 1 m<sup>2</sup>, UNDEFINED: 22 sq. ft, 3 m<sup>2</sup>, FIREPLACE: 21 sq. ft, 3 m<sup>2</sup>,  
 LOW CEILING: 69 sq. ft, 6 m<sup>2</sup>, WALLS: 202 sq. ft, 16 m<sup>2</sup>

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