



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

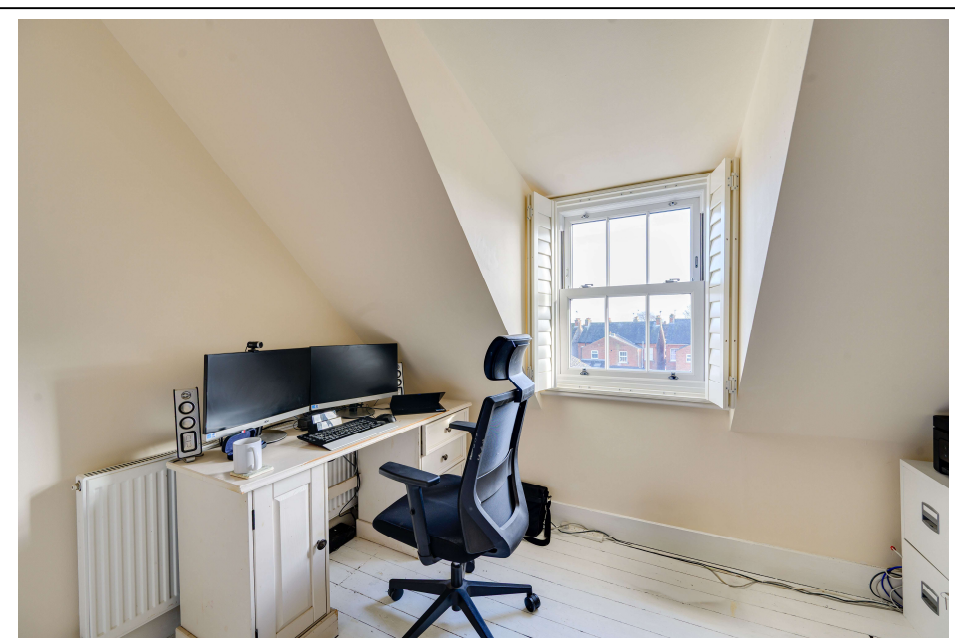
DIAMOND MILLS & CO. have not tested any electrical systems, appliances, plumbing or heating systems and cannot testify that they are in working condition.

VACANT POSSESSION ON COMPLETION

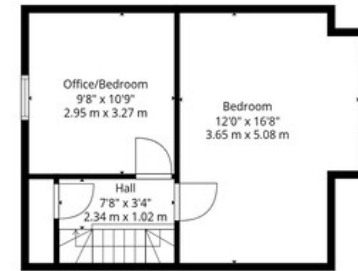
VIEWING

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





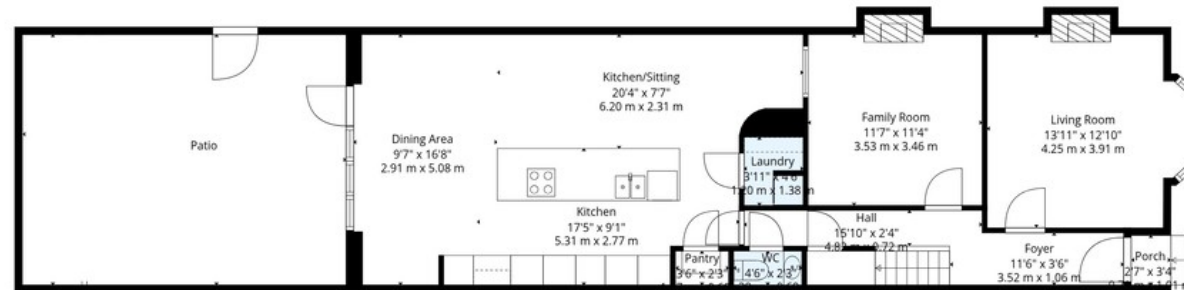




3rd Floor



2nd Floor



1st Floor

TOTAL: 1804 sq. ft, 168 m2

1st floor: 870 sq. ft, 81 m2, 2nd floor: 652 sq. ft, 61 m2, 3rd floor: 282 sq. ft, 26 m2

EXCLUDED AREAS: LAUNDRY: 23 sq. ft, 2 m2, PATIO: 287 sq. ft, 27 m2, COVERED PATIO: 72 sq. ft, 7 m2,

PORCH: 9 sq. ft, 1 m2, UNDEFINED: 22 sq. ft, 3 m2, FIREPLACE: 21 sq. ft, 3 m2,

LOW CEILING: 69 sq. ft, 6 m2, WALLS: 202 sq. ft, 16 m2

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

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