



18 High Road East, Felixstowe, IP11 9JW

£500,000 FREEHOLD

**DIAMOND
MILLS**

Established 1908

An exceptional two-bedroom attached cottage-style home, discreetly positioned along a gated private driveway just off High Road East and within easy reach of Felixstowe town centre. Beautifully presented and luxuriously appointed throughout, the property is complemented by attractive enclosed landscaped gardens. A generous private driveway provides parking for several vehicles and leads to a detached garage. Offered for sale with no onward chain.

ENTRANCE HALL

A light hallway with tiled floor, radiator and built in cupboard.

CLOAKROOM

Fitted with a two piece white suite comprising was basin and low-level WC. The Baxi gas fired boiler is in the cloakroom.

SITTING ROOM

15' 6" x 14' 6" (4.72m x 4.42m) A lovely light reception room with window to front and glazing and doors to the sunroom.

SUNROOM

14' 9" x 10' 6" (4.5m x 3.2m) The sunroom enjoys an outlook over the garden.

OPEN PLAN KICHEN/DINING/LIVING

KITCHEN

9' 6" x 8' 3" (2.9m x 2.51m) The kitchen is fitted with a range of wall and base units and an inst one and a half bowl sink unit. Appliances include a gas hob and an oven. There is plumbing for a dish washer and a washing machine. The kitchen is open into the living/dining room.

LIVING/DINING ROOM

18' 3" x 7' 9" (5.56m x 2.36m) A split level room. The dining area looks out over the garden with doors out to the garden too.

LANDING

With doors to the bedrooms and bathroom.

BEDROOM

16' 3" x 12' 9" (4.95m x 3.89m) A well appointed double bedroom with shutters to the window and fitted wardrobe cupboards.

BEDROOM

14' 9" x 11' 9" (4.5m x 3.58m) Another lovely double bedroom.

BATHROOM

Fitted with a three-piece white suite with shower over the bath. There is a towel rail/radiator in this bathroom.

THE FRONT

The property is approached over a gated driveway which provides parking for several vehicles and leads to the garage.

GARAGE

16' x 9' (4.88m x 2.74m) With auto roller door and power and light connected.

THE REAR GARDEN

The enclosed landscaped gardens to the rear of the house include a raised deck, an ornamental pond with water feature, an area of lawn and shrubberies. A paved pathway leads to a pedestrian gate which accesses the front.

ENERGY PERFORMANCE CERTIFICATE

The current EPC rating is D (66) with a potential of B (84) which is valid until August 23, 2036

COUNCIL TAX BAND

C

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

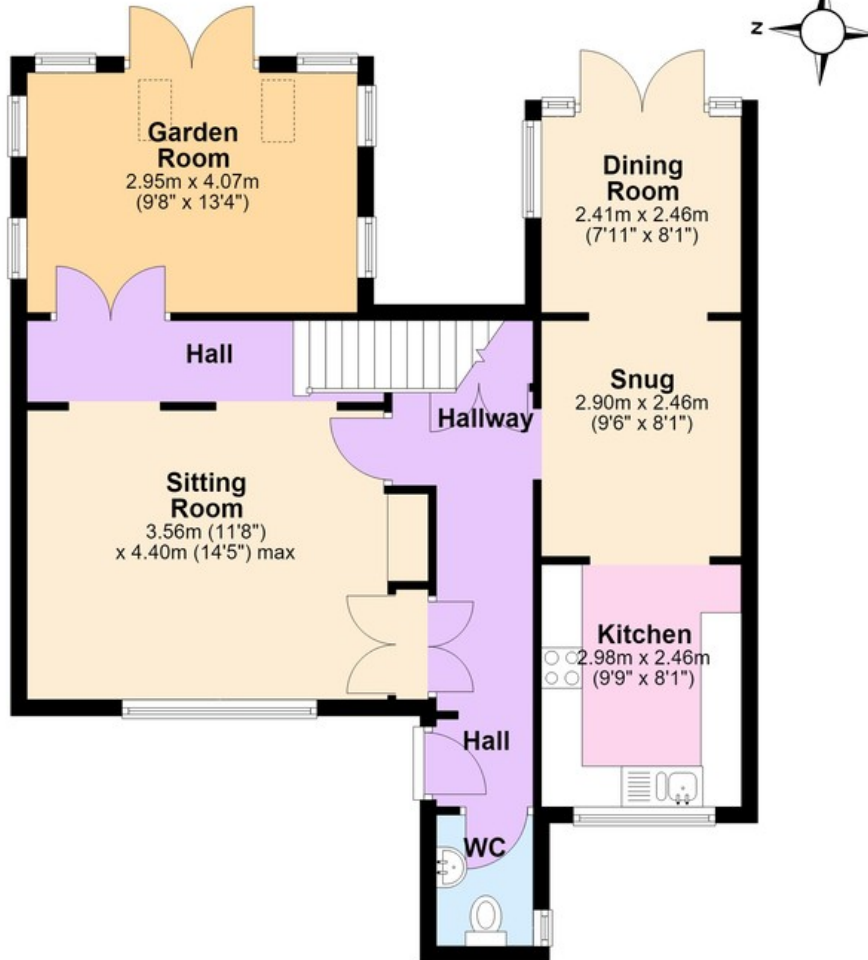


www.diamondmills.co.uk E-mail: sales@diamondmills.co.uk



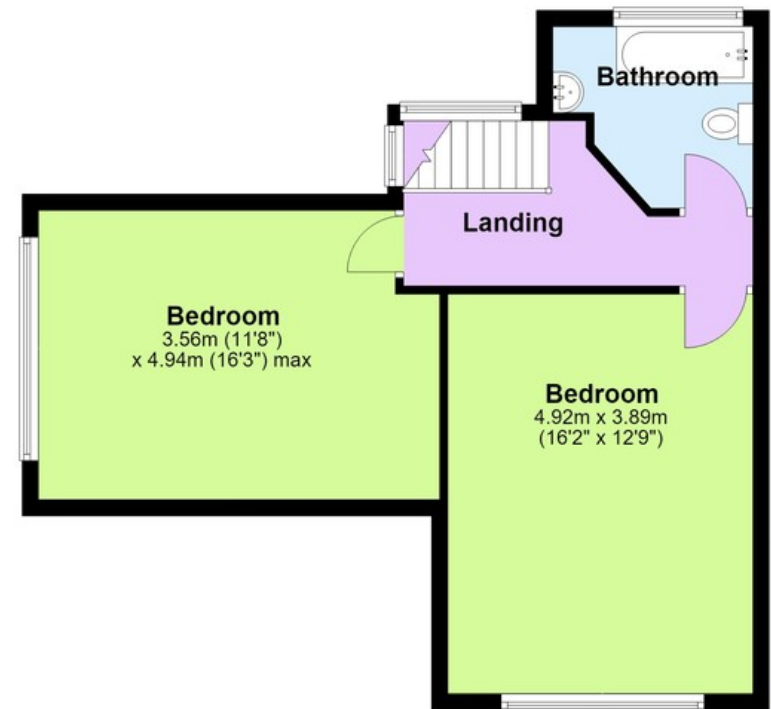
Ground Floor

Approx. 66.6 sq. metres (717.4 sq. feet)



First Floor

Approx. 47.9 sq. metres (515.8 sq. feet)



Total area: approx. 114.6 sq. metres (1233.2 sq. feet)