



**28 Grange Road, Felixstowe, Suffolk, IP11 2JE**

**£350,000 FREEHOLD**

**DIAMOND  
MILLS**  
*Established 1908*

A spacious four-bedroom detached family home with integral garage, generous driveway and established rear garden, offered with no onward chain and providing an excellent opportunity for a purchaser to update and personalise to their own taste. Subject to probate with no onward chain.

Situated in Grange Road, this substantial detached home offers particularly good-sized accommodation arranged over two floors and would make an ideal long-term family property.

The accommodation begins with an entrance hall and access to a useful ground-floor cloakroom. The generously proportioned living room provides plenty of space for both seating and additional furniture, with a feature fireplace and wide patio doors opening directly onto the rear garden, bringing in plenty of natural light.

To the rear is a spacious kitchen/dining room, providing ample room for a family dining table alongside a range of fitted kitchen units, work surfaces and integrated cooking facilities. The room enjoys views over the garden and offers scope for a future purchaser to modernise or reconfigure the space if desired.

Upstairs, a particularly spacious landing leads to four bedrooms. The main bedroom is a generous double and benefits from its own shower enclosure, along with 3 other double sized bedrooms, making the house equally suitable for a growing family, guests or those requiring a home office.

A family bathroom and separate WC serves the bedrooms and, together with the downstairs cloakroom, provides the property with two toilets.

Outside, the property is approached via a generous driveway providing off-road parking for several vehicles and access to the integral garage. There is also an established front garden.

The rear garden is another appealing feature, being a good size and mainly laid to lawn with mature shrubs and planting, paved patio areas and a timber garden shed. The patio immediately adjoining the property provides an ideal space for outdoor seating and entertaining.

Further benefits include gas-fired central heating with a newer Baxi boiler, double glazing and excellent potential for modernisation.

The property is being sold subject to probate and is offered with NO ONWARD CHAIN.

#### **ROOM SIZES:**

##### **LOUNGE**

12' 6" x 25' 11" (3.81m x 7.9m)

##### **KITCHEN/DINER**

18' 4" x 11' 0" (5.59m x 3.35m)

##### **BEDROOM**

15' 1" x 12' 0" (4.6m x 3.66m)

##### **BEDROOM**

11' 9" x 13' 5" (3.58m x 4.09m)

##### **BEDROOM**

9' 3" x 9' 10" (2.82m x 3m)

##### **BEDROOM**

9' 3" x 13' 0" (2.82m x 3.96m)

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### **ENERGY PERFORMANCE CERTIFICATE**

The current EPC rating is C (70) with a potential of C (79) which is valid until September 2036.

### **COUNCIL TAX BAND**

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### **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.

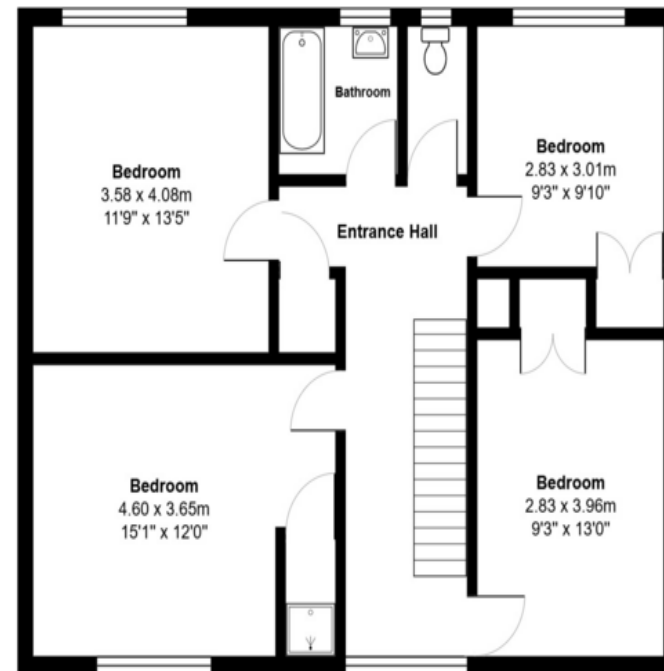
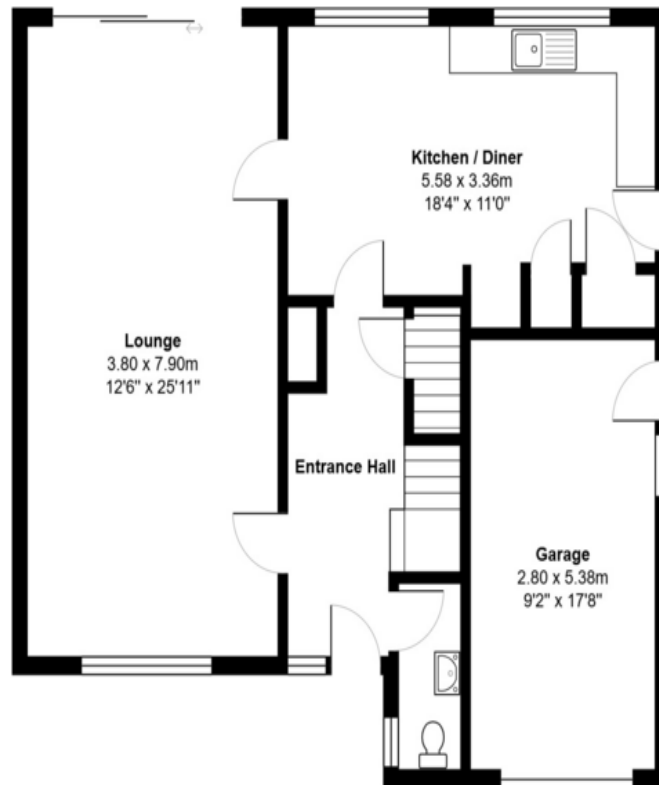
### **VACANT POSSESSION ON COMPLETION**

### **VIEWING**

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







Total Area: 156.6 m<sup>2</sup> ... 1685 ft<sup>2</sup>