



47 Ranelagh Road, Felixstowe, IP11 7HA

£400,000 FREEHOLD

**DIAMOND
MILLS**

Established 1908

Diamond Mills are delighted to offer for sale this beautifully presented and tastefully modernised four-bedroom semi-detached family home, ideally situated in the highly desirable Ranelagh Road, within easy walking distance of Felixstowe's bustling town centre and picturesque seafront.

Combining the charm and character of a traditional period property with stylish contemporary finishes, this impressive home offers spacious, versatile accommodation extending to approximately 1,359 sq. ft. (126 sq. m.), making it an ideal choice for families, those seeking a coastal retreat, or buyers looking for a beautifully finished home ready to move straight into.

The property has been maintained to an exceptional standard throughout, with attractive wood flooring, tasteful décor, modern kitchen and bathroom facilities, and a wonderful sense of light and space.

Upon entering the property, a welcoming entrance hallway leads through to two generous reception rooms. The elegant living room features an attractive bay window, allowing plenty of natural light to flood the room, while the second reception room offers a versatile space ideal for family dining, entertaining or relaxing. Both rooms benefit from beautiful wood flooring and attractive character features.

To the rear of the property is the impressive extended kitchen, undoubtedly one of the home's standout features. Thoughtfully designed with an excellent range of contemporary fitted units, attractive wooden worktops, stylish tiled splashbacks and a beautiful tiled floor, the kitchen offers both practicality and style. A range-style cooker, Belfast-style sink and ample preparation space make this a fantastic room for everyday family life and entertaining. Modern glazed folding doors open directly onto the rear courtyard garden, creating a wonderful connection between the indoor and outdoor living spaces.

A contemporary ground-floor shower room provides additional convenience and completes the ground-floor accommodation.

To the first floor are four well-proportioned bedrooms, each benefiting from attractive wood flooring and a bright, fresh finish. The impressive principal bedroom features a beautiful bay window, while the remaining bedrooms offer excellent flexibility for children, guests or those requiring a dedicated home-working space.

The accommodation is completed by a stylish family bathroom fitted with a bath, shower screen, wash hand basin and WC.

Outside, the property enjoys a delightful, enclosed courtyard garden, offering a surprisingly private and colourful outdoor retreat. Beautifully established planting, including an array of tropical-style greenery, creates a lovely atmosphere, while the paved seating areas provide the perfect setting for alfresco dining, summer barbecues or simply enjoying a relaxing afternoon in the sunshine.

A particularly useful addition is the detached timber outbuilding, which benefits from an electricity supply and offers excellent potential as a home office, creative studio, hobby room or valuable additional storage.

To the front of the property is the further advantage of off-road parking, an increasingly sought-after feature in such a convenient central location.

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HALLWAY

12' 4" x 3' 10" (3.76m x 1.17m)

LIVING ROOM

14' 10" x 14' 0" (4.52m x 4.27m)

FAMILY ROOM

11' 11" x 11' 14" (3.63m x 3.71m)

KITCHEN

12' 10" x 17' 1" (3.91m x 5.21m)

SHOWER ROOM

6' 10" x 7' 9" (2.08m x 2.36m)

LANDING

15' 1" x 2' 11" (4.6m x 0.89m)

BEDROOM

11' 7" x 7' 11" (3.53m x 2.41m)

BEDROOM

9' 4" x 11' 7" (2.84m x 3.53m)

BEDROOM

6' 9" x 11' 7" (2.06m x 3.53m)

PRIMARY BEDROOM

13' 3" x 17' 1" (4.04m x 5.21m)

BATHROOM

8' 1" x 8' 2" (2.46m x 2.49m)

COURTYARD

29' 1" x 15' 0" (8.86m x 4.57m)

STORAGE SHED/HOME OFFICE

7' 6" x 7' 4" (2.29m x 2.24m)

ENERGY PERFORMANCE CERTIFICATE

The current EPC rating is a D (63) with a potential of a C (75) which is valid until January 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.

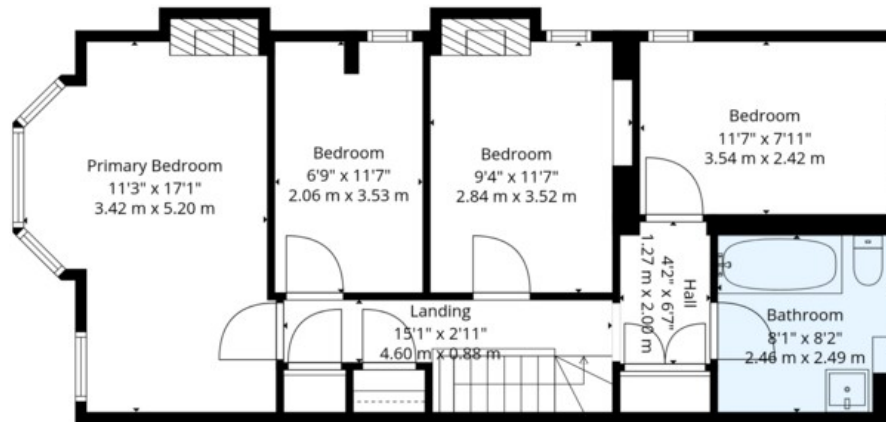
VACANT POSSESSION ON COMPLETION**VIEWING**

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

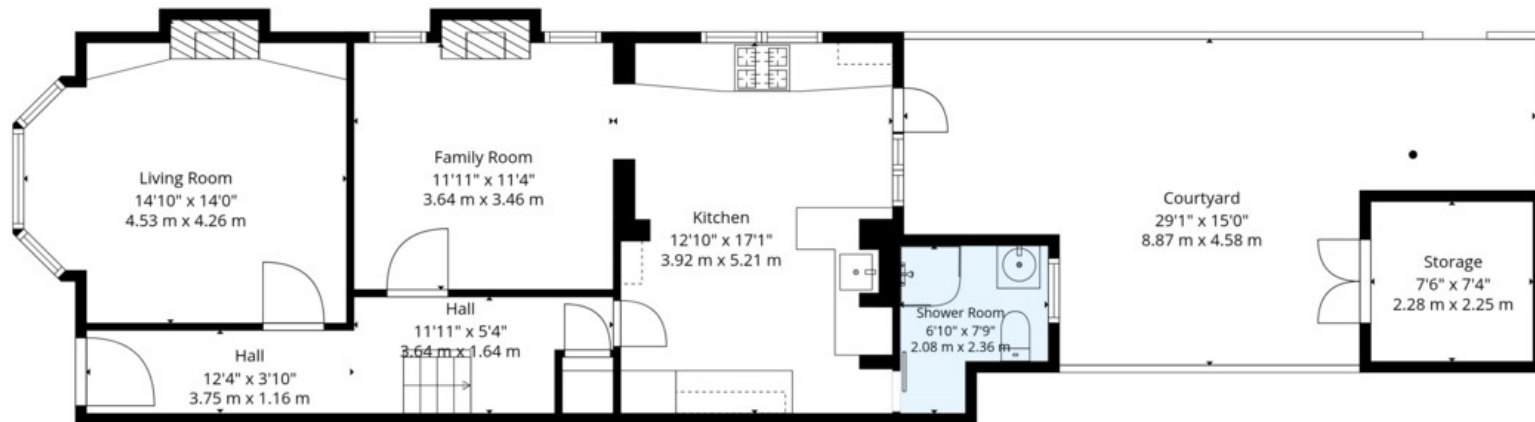




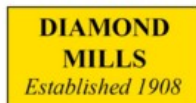




2nd Floor



1st Floor



TOTAL: 1359 sq. ft, 126 m2
 1st floor: 699 sq. ft, 65 m2, 2nd floor: 660 sq. ft, 61 m2
 EXCLUDED AREAS: STORAGE: 55 sq. ft, 5 m2, COURTYARD: 329 sq. ft, 31 m2, UNDEFINED: 6 sq. ft, 1 m2,
 FIREPLACE: 21 sq. ft, 2 m2, WALLS: 125 sq. ft, 10 m2

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