



18 Manor Terrace, Felixstowe, IP11 2EN

£325,000 FREEHOLD

**DIAMOND
MILLS**
Established 1908

An impressive four-bedroom period home offering spacious and versatile accommodation arranged over two floors, together with sea views, a flowing open-plan style ground floor and a good-sized maintenance free rear garden.

The property retains plenty of character, with high ceilings, attractive bay windows and well-proportioned rooms. The ground floor has been arranged to create an excellent sense of space, with the bay-fronted lounge opening through to the dining area and into the generous kitchen, making it ideal for both families living and entertaining. The kitchen provides extensive storage and worktop space and incorporates a further seating area, while beyond this is a useful utility room and ground-floor cloakroom.

Upstairs are three bedrooms, including two particularly generous double rooms, together with a separate study/nursery or home office and a family bathroom. One of the real highlights is the view towards the sea from the upper floor, adding something rather special to the property.

Outside, the rear garden is predominantly decked, providing a sizeable and low-maintenance area for seating, entertaining and enjoying the sunshine.

Situated on Manor Terrace, this substantial home combines the character and proportions of a traditional property with a much more open and sociable ground-floor layout. With approximately 1,418 sq. ft of accommodation, three bedrooms, separate study/nursery, utility room, cloakroom and sea views, this is a home that really needs to be viewed to appreciate the space on offer.

HALLWAY

LOUNGE

13' 0" x 12' 5" (3.96m x 3.78m)

DINING ROOM

11' 6" x 12' 7" (3.51m x 3.84m)

KITCHEN/BREAKFAST ROOM

10' 0" x 21' 10" (3.05m x 6.65m) A spacious and well-proportioned kitchen fitted with a comprehensive range of wall and base units complemented by generous worktop space, a striking range-style cooker with extractor hood, and space for further appliances. The room enjoys plenty of natural light and flows neatly into a cosy seating/breakfast nook at the rear, creating a lovely informal space for morning coffee, reading or simply relaxing. Wood-effect flooring runs throughout, helping tie the areas together and giving the kitchen a warm, practical finish.

UTILITY ROOM

5' 11" x 6' 7" (1.8m x 2.01m)

CLOAKROOM

BEDROOM

11' 6" x 12' 5" (3.51m x 3.78m)

STUDY

4' 10" x 8' 6" (1.47m x 2.59m)

BEDROOM

11' 6" x 12' 7" (3.51m x 3.84m)

BEDROOM

6' 11" x 13' 5" (2.11m x 4.09m)

ENERGY PERFORMANCE CERTIFICATE

The current EPC rating is C (69) with a potential of B (87) which is valid until 30th August 2036

OUTSIDE

The property enjoys a good-sized enclosed rear garden with a pleasantly private feel, enclosed by fencing and attractive sections of traditional brick walling. A large, decked seating area immediately adjoining the house provides plenty of space for outdoor dining, entertaining and relaxing, with further paved areas beyond. The garden is designed with ease of maintenance in mind and includes established planting, space for pots and tubs, together with a timber garden shed providing useful storage.

COUNCIL TAX BAND

B

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.

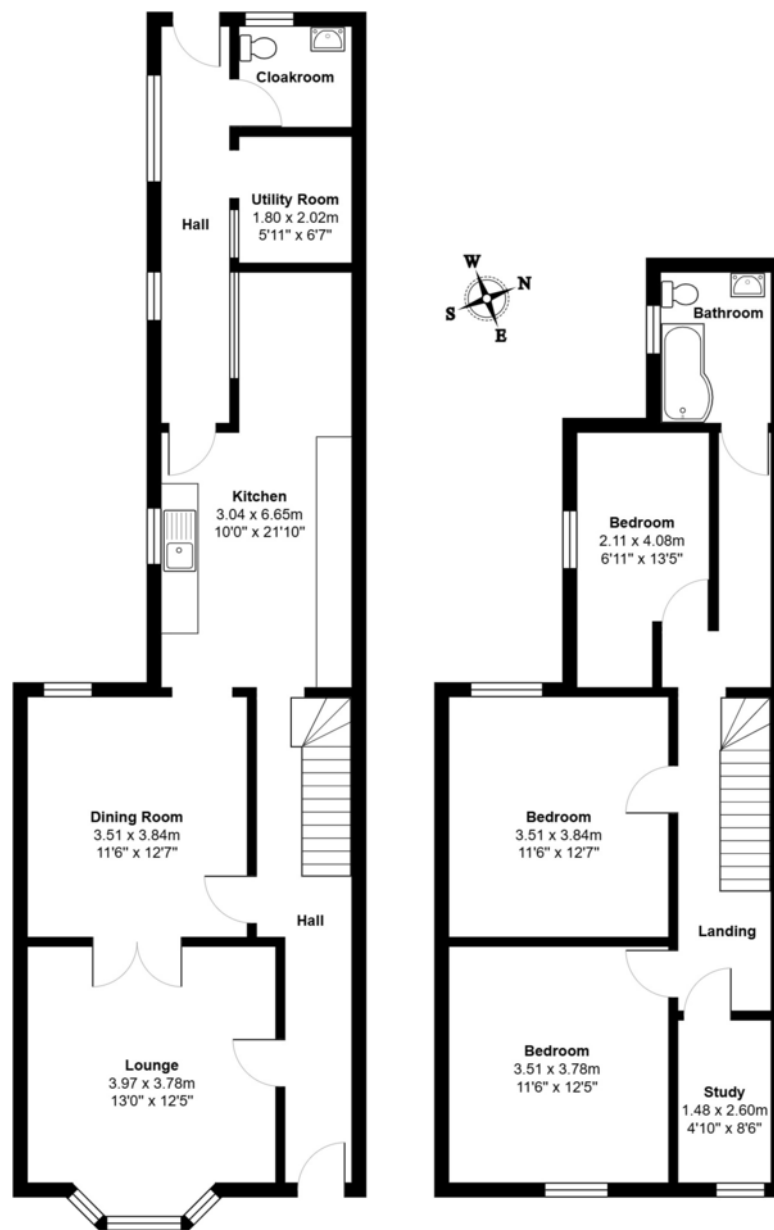
VACANT POSSESSION ON COMPLETION

VIEWING

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







Total Area: 131.7 m² ... 1418 ft²