



48 Princes Road, Felixstowe, Suffolk, IP11 7PL

£425,000 FREEHOLD

**DIAMOND
MILLS**

Established 1908

Set on a corner plot close to the town centre and sea front, a rarely available double bay fronted four-bedroom detached house with a south facing rear garden, in need of updating and modernisation, offered for sale with vacant possession, no onward chain.

An entrance porch opens into a welcoming reception hall, featuring stairs to the first floor and access to all principal rooms.

To the left, the spacious sitting room enjoys a bay window, an attractive feature fireplace, and double doors leading through to the sunroom, which offers lovely views over the rear garden. Across the hall, the family room benefits from characterful wood panelling, built-in shelving and storage, along with a bay window overlooking the front of the property. Adjacent is the formal dining room, which provides access to the kitchen and the ground floor shower room.

The kitchen is fitted with a range of base and wall-mounted units, complementary work surfaces, a sink, and space for a variety of appliances. The ground floor shower room comprises a walk-in shower, wash basin and WC, with a door providing direct access to the rear garden.

The first-floor landing leads to four well-proportioned bedrooms, three of which are generous doubles, including an especially spacious principal bedroom. The accommodation is completed by a family bathroom and a separate WC.

ENTRANCE HALL

12' 0" x 7' 7" (3.66m x 2.31m)

LIVING ROOM

12' 0" x 19' 1" (3.66m x 5.82m)

CONSERVATORY

8' 11" x 11' 3" (2.72m x 3.43m)

KITCHEN

12' 8" x 8' 0" (3.86m x 2.44m)

DINING ROOM

13' 11" x 11' 11" (4.24m x 3.63m)

STUDY

12' 0" x 14' 4" (3.66m x 4.37m)

LANDING

11' 11" x 7' 7" (3.63m x 2.31m)

BEDROOM

12' 0" x 15' 11" (3.66m x 4.85m)

BEDROOM

12' 0" x 8' 0" (3.66m x 2.44m)

BEDROOM

8' 9" x 9' 3" (2.67m x 2.82m)

BEDROOM

12' 0" x 13' 10" (3.66m x 4.22m)

BATHROOM

8' 9" x 6' 0" (2.67m x 1.83m)

SHOWER ROOM

12' 0" x 3' 7" (3.66m x 1.09m)

OUTSIDE

The property occupies a generous corner plot, enclosed by a combination of brick walls, fencing, and established borders with mature shrubs. To the front, a walled garden wraps around the property, with a pathway leading to the main entrance. The rear features a spacious enclosed garden, while double gates provide access to a private driveway leading to a detached single garage.

Planning permission was previously granted for the construction of a detached dwelling within the garden, with its own independent vehicular access. Although this permission has now lapsed, prospective purchasers may wish to explore the potential to reapply, subject to the necessary consents.

ENERGY PERFORMANCE CERTIFICATE

The current EPC rating is E (51) with a potential of C (72) which is valid until February 2036

COUNCIL TAX BAND

E

AGENTS NOTE

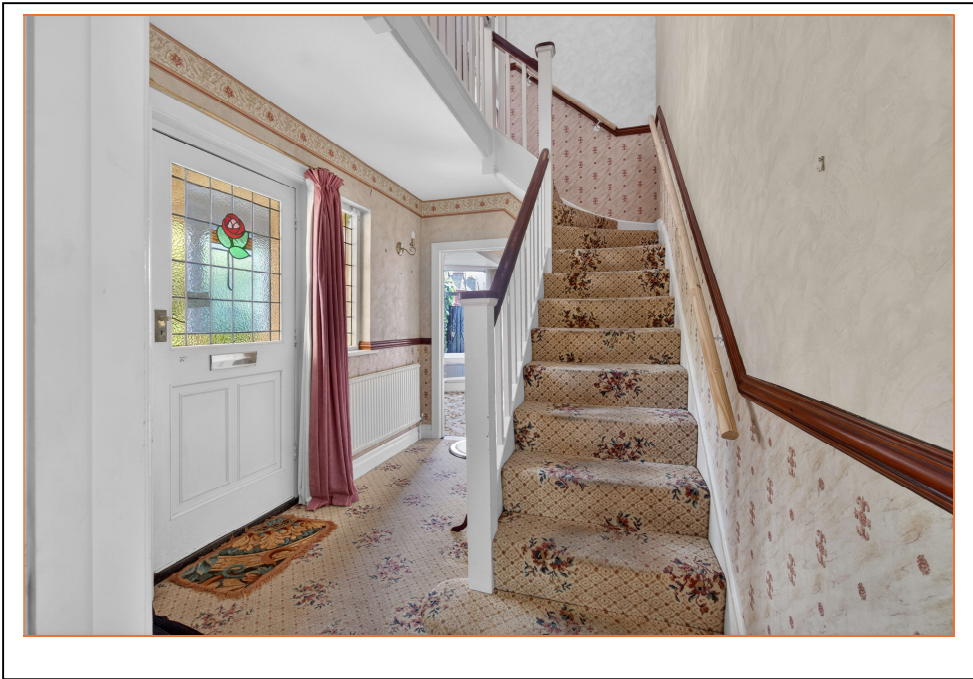
DIAMOND MILLS & CO. have not tested any electrical systems, appliances, plumbing or heating systems and cannot testify that they are in working condition.

VACANT POSSESSION ON COMPLETION

VIEWING

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





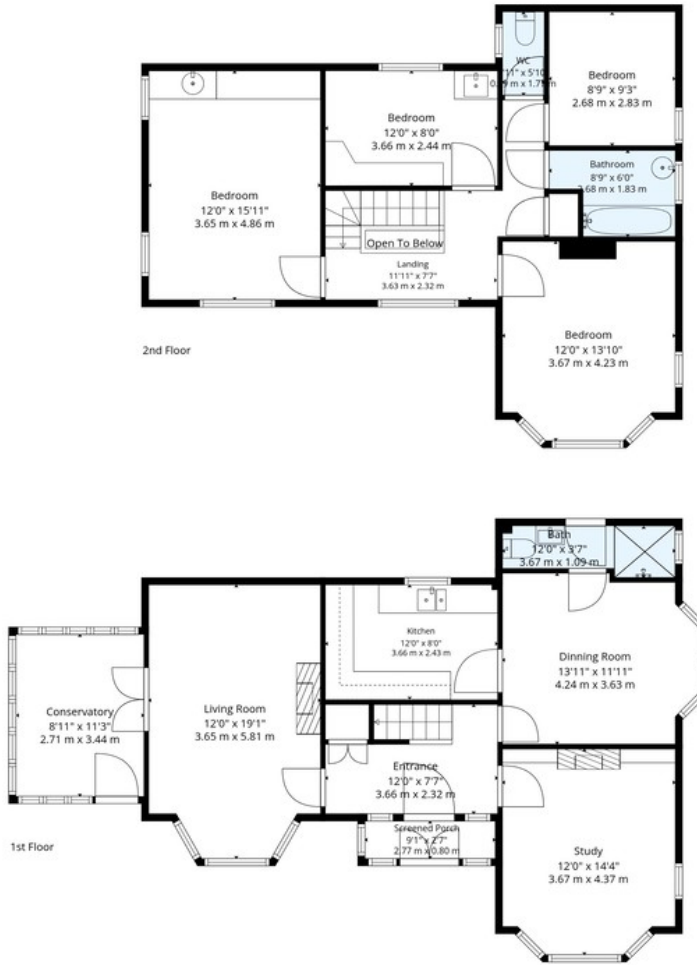


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www.diamondmills.co.uk E-mail: sales@diamondmills.co.uk





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TOTAL: 1608 sq. ft, 150 m2
 1st floor: 880 sq. ft, 82 m2, 2nd floor: 728 sq. ft, 68 m2
 EXCLUDED AREAS: SCREENED PORCH: 24 sq. ft, 2 m2, OPEN TO BELOW: 6 sq. ft, 1 m2, LOW CEILING: 9 sq. ft, 1 m2,
 WALLS: 149 sq. ft, 13 m2

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