

21 Grange Road, Felixstowe, Suffolk, IP11 2JD

£325,000 FREEHOLD

DIAMOND MILLS
Established 1908

An attractive four-bedroom semi-detached family home featuring a bay-fronted lounge, a modern kitchen/breakfast room and an established rear garden with a timber building converted to provide a bar and hot-tub area. The accommodation is arranged over two floors and benefits from an adjoining office/dining area, a ground-floor shower room, a first-floor family bathroom and off-road parking.

THE PROPERTY:

An entrance porch opens into the hallway, where stairs lead to the first floor. Positioned at the front of the house, the lounge enjoys a generous, curved bay window, allowing plenty of natural light into the room. A feature fireplace housing a stove provides a focal point.

To the rear, the kitchen/breakfast room is fitted with a range of white gloss units complemented by wood-effect work surfaces and a breakfast bar. Built-in cooking appliances include an oven, hob and extractor, while French doors provide direct access to the rear garden. The kitchen opens into a useful office/dining area overlooking the garden, offering flexibility for home working or family dining.

The ground-floor shower room incorporates a shower enclosure, wash basin and WC, together with space for laundry appliances.

On the first floor, the landing serves four bedrooms and the family bathroom. The principal bedroom features a curved bay window to the front and fitted wardrobe storage. The remaining bedrooms offer flexibility for family use, guests or hobbies. The bathroom is fitted with a bath, separate shower enclosure, wash basin and WC, complemented by contemporary tiling.

ROOMS:

Lounge 3.59 × 3.36 m 11'9" × 11'0"

Kitchen/Breakfast Room 3.59 × 3.46 m 11'9" × 11'4"

Office/Dining Area 2.98 × 1.96 m 9'9" × 6'5"

Bedroom One – front bay 3.28 × 3.48 m 10'9" × 11'5"

Bedroom Two – rear 2.25 × 3.34 m 7'4" × 11'0"

Bedroom Three – rear 2.98 × 1.96 m 9'9" × 6'5"

Bedroom Four – front 1.95 × 2.68 m 6'5" × 8'10"

(All measurements are approximate).

OUTSIDE:

The gravelled frontage provides off-road parking, with established planting adding character to the approach.

The enclosed rear garden is laid mainly to lawn, with planted borders, mature planting and a decked seating area adjoining the house. A pathway leads alongside the garden to the timber outbuilding.

A particular feature is the converted garden building, currently arranged with a bar and hot-tub area, creating an inviting space for relaxing and entertaining.

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ENERGY PERFORMANCE CERTIFICATE
The current EPC rating is E (40) with a potential of D (56) which is valid until 21st November 2036.

COUNCIL TAX BAND
Band "B".

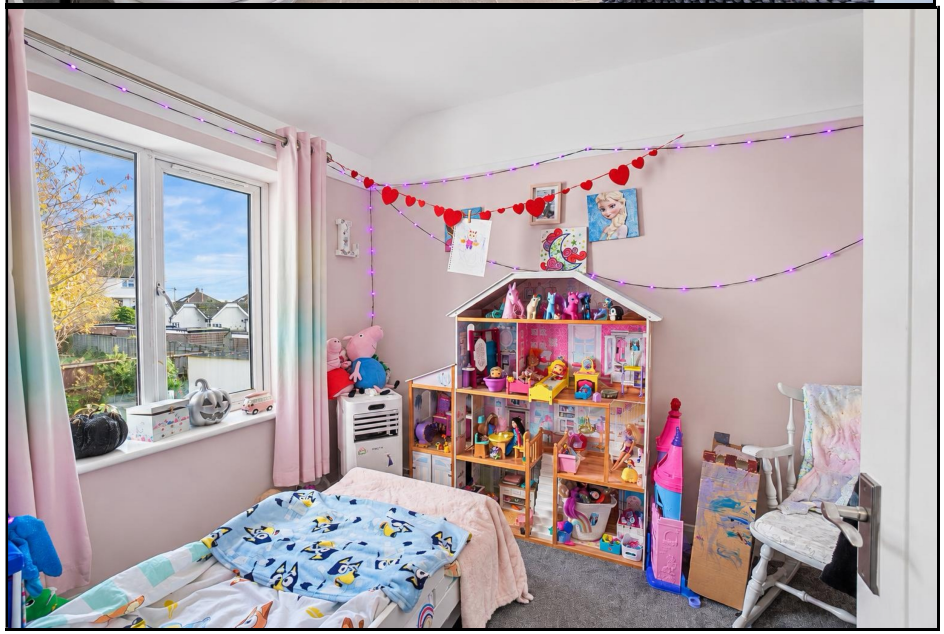
AGENTS NOTE
DIAMOND MILLS & CO. have not tested any electrical systems, appliances, plumbing or heating
systems and cannot testify that they are in working condition.

VACANT POSSESSION ON COMPLETION

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













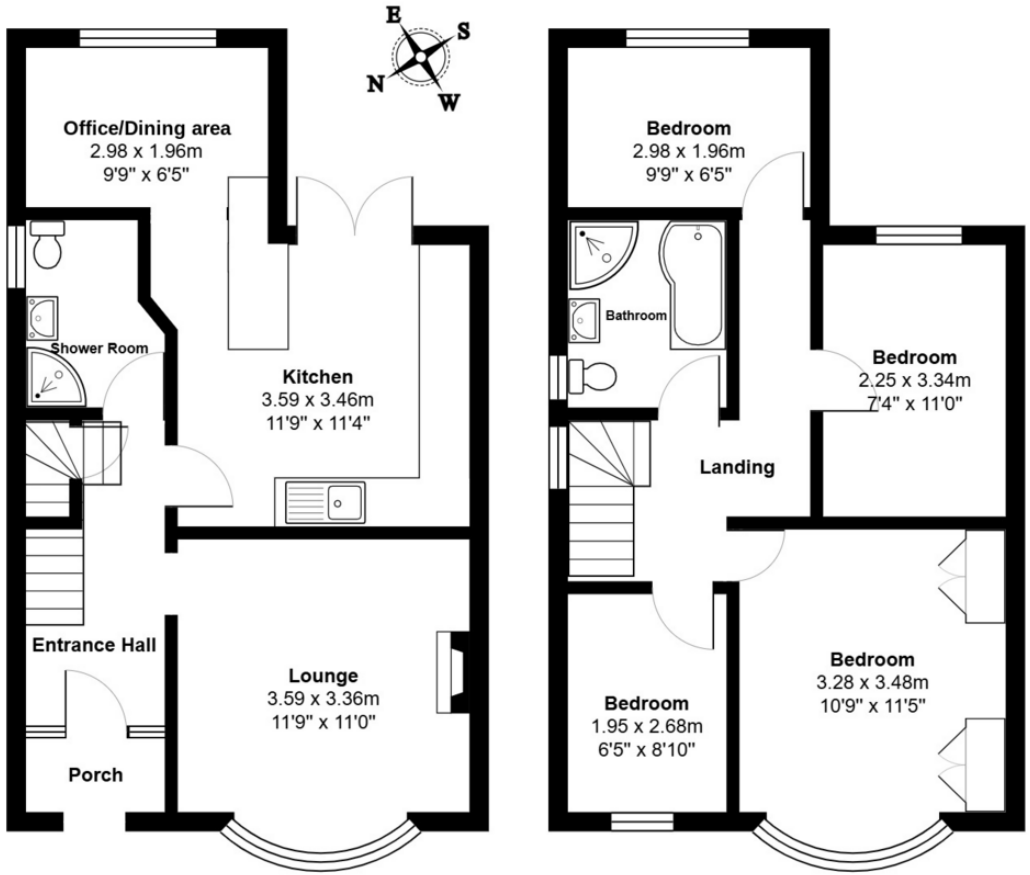


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RICS

rightmove.co.uk



Total Area: 91.6 m² ... 986 ft²