

35A High Road East, Felixstowe, IP11 9JS

£595,000 FREEHOLD

DIAMOND MILLS
Established 1908

Situated along the highly regarded High Road East in Old Felixstowe, this substantial four-bedroom detached family home occupies a generous, established plot and offers spacious, versatile accommodation together with extensive gardens, a detached garage and ample off-road parking.

The property presents an excellent opportunity for purchasers seeking a sizeable family home with considerable potential to update and personalise. With its well-proportioned rooms, traditional layout and attractive garden surroundings, the house provides an appealing foundation for a modern family residence.

The ground-floor accommodation is approached via an entrance porch leading into a central reception hallway with staircase to the first floor and a convenient cloakroom. There are two generous reception rooms, including an impressive lounge measuring approximately 20'6" in length, enjoying views towards the gardens and featuring glazed doors providing direct access outside.

The separate dining room benefits from an attractive bay window, allowing plenty of natural light, and offers an excellent space for family dining and entertaining.

A spacious kitchen/breakfast room provides a practical and sociable environment, with a range of fitted units, extensive work surfaces, space for appliances and room for a breakfast table. Windows overlooking the surrounding gardens contribute to the light and airy atmosphere.

The first floor is arranged around a spacious central landing and provides four bedrooms, three of which are particularly well proportioned, together with a fourth bedroom and a separate study, ideal for those working from home. A shower room completes the first-floor accommodation.

Outside, the property is complemented by extensive, mature gardens, offering a wonderful sense of space and privacy. The grounds feature established trees, shrubs, lawned areas, attractive planted borders, a garden pond and paved seating areas, providing a delightful setting for outdoor relaxation and entertaining.

A long driveway provides ample off-road parking and leads to a substantial detached garage. Additional garden buildings, including a greenhouse and timber summerhouse, further enhance the appeal of the outside space.

Although the property would benefit from a programme of modernisation, its generous proportions, extensive gardens and desirable location combine to create a rare opportunity for purchasers looking to establish a long-term family home in one of Felixstowe's most sought-after residential areas.

ROOM MEASUREMENTS

Lounge	20'6" × 14'1"
Dining Room	14'0" × 11'11"
Kitchen/Breakfast Room	14'11" × 14'0"
Bedroom One	14'0" × 11'11"
Bedroom Two	14'0" × 9'9"
Bedroom Three	10'9" × 10'3"
Bedroom Four	10'8" × 8'9"
Study	8'1" × 8'0"
Garage	20'6" × 12'2"

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ENERGY PERFORMANCE CERTIFICATE
The current EPC rating is F (30) with a potential of D (67) which is valid until November 2036

COUNCIL TAX BAND
F

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

RICS

rightmove.co.uk



Total Area: 187.5 m² ... 2018 ft²