



## 62 Rosemary Avenue, Felixstowe IP11 9HN

**£585,000 FREEHOLD**

A stunning contemporary energy efficient detached bungalow of traditional brick cavity wall construction with rendered part clad finish, having been greatly extended and fully modernised by the current vendors and being set in a highly popular established residential location in Old Felixstowe.

The bungalow features a large open plan living area to the rear aspect which forms part of the extension and opens via bi fold doors onto the established rear garden.

Featuring fully fitted kitchen with range of integrated appliances the extension also incorporates lounge and dining area and leads to utility room, cloakroom and garage.

Further accommodation consists of entrance hallway, four bedrooms, family bathroom and en suite shower room.

The unoverlooked established rear garden incorporates a fully insulated studio / living area again accessed via bi fold doors with adjacent sun loggia and incorporating both kitchen and living area.

The bungalow has an exceptionally rare energy rating of "A" assisted by the latest Solar PV system with battery storage, heating is supplied in the form of underfloor heating to many rooms and also via energy saving thermostatically controlled electric radiators.

The landscaped front garden features block paved driveway and parking area for numerous vehicles which leads to an adjacent garage, there is also an EV charging point.

Rosemary Avenue is an exceptionally popular established location approximately one mile from both the main town centre and sea front and is also close to "The Grove" and public transport links.

An internal inspection is advised to fully appreciate the unique and spacious nature of the accommodation on offer.

#### **COMPOSITE DOUBLE GLAZED ENTRANCE DOOR**

Leading to :-

#### **ENTRANCE HALLWAY 14' 6" maximum x 12' maximum (4.42m x 3.66m)**

Recessed LED spotlights, panel energy saving electric radiator, under floor heating, access to loft space, built in storage cupboard, oak internal doors leading to bedrooms, bathroom, also to :-

#### **OPEN PLAN LIVING AREA 26' 5" maximum x 23' 7" maximum (8.05m x 7.19m)**

Forming the extension to the property the open plan living area is a magnificent space featuring underfloor heating throughout and double Velux windows in addition to lantern rooflight and bi fold doors to outside. The area incorporates lounge, dining area and kitchen and consists of :-

#### **LOUNGE AREA 12' x 10' 8" (3.66m x 3.25m)**

Recessed LED spotlights, double Velux windows.

#### **DINING AREA 14' 6" x 13' (4.42m x 3.96m)**

Bi-fold doors leading onto rear garden and also door leading into utility room.

#### **KITCHEN AREA 14' 6" x 11' 5" (4.42m x 3.48m)**

A magnificent fully fitted kitchen featuring round edged work surfaces and drainer, a Zoned Neff induction hob, twin Neff ovens, integrated full height refrigerator, integrated full height freezer, one and a half bowl sink unit with Quoker style tap, integrated Neff dishwasher, six fitted pan style drawers with additional concealed integrated pull out drawer, a range of fitted cupboards including a full height slide out shelved spice/storage unit, concealed pull out recycling bin, integrated glass fronted Neff wine cooler, recessed LED spotlights, lantern rooflight, UPVC double glazed window to rear aspect.

#### **UTILITY ROOM 11' maximum x 6'8" maximum reducing to x 3' (3.35m x 0.91m)**

Sink unit set within work surface, plumbing for automatic washing machine, space for tumble dryer, fitted storage cupboards, recessed LED spotlights, underfloor heating, UPVC double glazed window to rear aspect, built in boiler cupboard housing Baxi boiler and associated appliances serving hot water supply and heating, also doors leading into garage and into :-

#### **CLOAKROOM 3' 9" x 2' 10" (1.14m x 0.86m)**

Low level WC, wash hand basin with mixer taps and storage cupboards beneath, underfloor heating, recessed LED spotlights.

**BEDROOM 1 10' 10" plus door recess (3'8") x 11' 5" (3.3m x 3.48m)**

Panel energy saving electric radiator, recessed LED spotlights, built in double door wardrobe, UPVC double glazed window to front aspect, door leading to :-

**EN-SUITE SHOWER ROOM 6' 10" x 3' 4" (2.08m x 1.02m)**

Fully tiled wall and floor surfaces, comprising double sized shower cubide with sliding screen and thermostatically controlled shower inset with both overhead and side spray, low level WC, wash hand basin with mixer taps and cupboards beneath, vertical heated towel rail/radiator, underfloor heating, recessed LED spotlights, UPVC double glazed window to side aspect.

**BEDROOM 2 12' 10" x 11' 10" (3.91m x 3.61m)**

Panel energy saving electric radiator, two built in double wardrobes, recessed LED spotlights, UPVC double glazed window to side aspect.

**BEDROOM 3 13' 5" x 11'5" maximum reducing to 9' (4.09m x 2.74m)**

Panel energy saving electric radiator, built in double wardrobe, recessed LED spotlights, UPVC double glazed window to front aspect.

**BEDROOM 4 9' 6" x 8' (2.9m x 2.44m)**

Panel energy saving electric radiator, recessed LED spotlights, UPVC double glazed window to side aspect.

**BATHROOM 7' 6" x 6' 3" (2.29m x 1.91m)**

Fully tiled wall and floor surfaces, comprising panel bath with mixer taps, low level WC, corner shower cubide with thermostatically controlled Mira shower inset with both overhead and side spray, wash hand basin with mixer taps and storage cupboards beneath, vertical heated towel rail/radiator, underfloor heating, recessed LED spotlights, under floor heating, UPVC double glazed window to side aspect.

**OUTSIDE**

The property stands well recessed from Rosemary Avenue, a popular and established residential location in Old Felixstowe within walking distance of both the main town centre and seafront.

**FRONT GARDEN**

A landscaped front garden recently block paved to enable off street parking for a large number of vehicles and extending down the side of the property to garage.

**GARAGE 14' 6" x 8' (4.42m x 2.44m)**

With remote operated door, light and power connected.

**REAR GARDEN**

An established unoverlooked rear garden extending to approximately 53' in depth x 40' in width, the garden features artificial grass, is enclosed by fencing, has flower borders and a bespoke home studio.

**HOME STUDIO 16' maximum x 16' maximum (4.88m x 4.88m)**

A stunning addition to the property, the studio is an individually designed self-contained studio/living area, externally clad and featuring display lighting, internally being plastered, fully insulated, having recessed LED spotlights, a kitchen area with work surfaces, a sink unit with mixer taps, fitted drawers and cupboards and built in wine racks and a double width wine fridge, panel energy saving electric radiator, bi-fold doors allowing access from rear garden, also two further double glazed windows one being bi-fold and opening onto :-

**LOGIA 10' 9" x 9' 2" (3.28m x 2.79m)**

A covered outside seating / entertaining area offering views towards the bungalow.

**COUNCIL TAX**

Band 'D'







Address: 62 Rosemary Avenue, FELIXSTOWE, IP11 9HN  
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