



**33 Rosemary Avenue, Felixstowe, IP11 9HN**

**£575,000 FREEHOLD**

**An attractive individual and extended detached chalet style property built in the 1960's of traditional brick cavity wall construction beneath a pitched tiled roof.**

The accommodation briefly comprises spacious entrance hall, lounge, dining room, double glazed conservatory, study, kitchen, rear porch, utility, two ground floor bedrooms and shower rooms in addition to an additional bedroom with en-suite bathroom on the first floor.

Further benefits include gas fired central heating via radiator, double glazed windows, a driveway enabling off street parking for numerous vehicles, large garage and established gardens extending to all aspects.

The property is located in a sought after residential area approximately half a mile from Felixstowe's main town centre shopping thoroughfare.

Double glazed wooden entrance door opening to:-

**RECEPTION HALLWAY 13' 8" x 10' (4.17m x 3.05m)**

Staircase leading to the first floor with cupboard below, telephone point, radiator, built-in shelved storage cupboard.

**LOUNGE 14' 2" x 13' (4.32m x 3.96m)**

Fireplace surround with gas living flame effect fire, four wall light points, T.V point, double glazed window to the front aspect, glazed double doors opening to:-

**DINING ROOM 13' x 10' (3.96m x 3.05m)**

Door to study and double glazed doors opening to:-

**CONSERVATORY 12' 10" x 7' 10" (3.91m x 2.39m)**

Brick base with double glazed windows, leaded light stained glass uppers, pitched roof, tiled floor, double glazed doors opening to the rear garden.

**STUDY 10' x 10' (3.05m x 3.05m)**

Radiator, three wall light points, dual aspect windows.

**KITCHEN 12' 8" max reducing to 9' 10" x 13' 8" (3.86m x 4.17m)**

Fitted with a comprehensive range of light oak units comprising base cupboards and drawers with work surfaces over, inset stainless steel single drainer one and half bowl sink unit with mixer tap, tiled splashbacks, matching eye level cupboards with under cupboard lighting, built-in gas four ring hob, Belling double oven, space and plumbing for slim line dishwasher, cupboard housing wall mounted Viessmann gas fired boiler, tiled floor, ceiling spotlights, double glazed window to the rear aspect and glazed door opening to:-

**REAR PORCH 21' x 3' 10" plus recess (6.4m x 1.17m)**

Two sets of sliding patio doors opening to the rear garden, tiled floor, door to the front garden, personal door to the garage and door to:-

**UTILITY ROOM 8' 4" x 6' 3" (2.54m x 1.91m)**

Stainless steel single drainer sink unit with cupboards below, matching eye level cupboards, tiled floor, space and plumbing for automatic washing machine, fitted worktops, window to the rear aspect.

**BEDROOM 1. 14' 7" plus door recess x 14' (4.44m x 4.27m)**

Radiator, dual aspect windows.

**BEDROOM 2. 12' 10" x 10' 6" (3.91m x 3.2m)**

Radiator, T.V point, telephone point, double glazed window to the side aspect.

**SHOWER ROOM 1** Re-fitted with a modern suite comprising walk-in shower area with waterproof panelling, glazed screen, Mira Sport shower unit, wash hand basin, low level W.C., radiator, part tiled walls, extractor fan, built-in airing cupboard with Mega Flow hot water tank and pine slatted shelves. Double glazed window to the rear aspect.

## SHOWER ROOM 2.

Suite comprising low level W.C., wash hand basin, corner shower cubicle with Triton T80 shower unit, fully tiled walls, tiled floor, radiator, double glazed window to the side aspect.

## FIRST FLOOR LANDING

Double glazed window to the front aspect.

## BEDROOM 3. 14' 2" x 16' reducing to 11' 2" (4.32m x 4.88m)

Radiator, ceiling spotlights, fitted cupboards, double glazed window to the rear aspect, access to loft space.

## ENSUITE BATHROOM 13' 0" max reducing to 8' 2" x 8' 10" (3.96m x 2.69m)

Suite comprising corner bath with mixer tap, wash hand basin with mixer tap, W.C., bidet, fitted vanity cupboards, access to loft space, shower cubicle with waterproof panelling, Mira Sport shower, ceiling spotlights, radiator, extractor fan, Velux window, electric shaver point.

## OUTSIDE

The property stands on an attractive established corner plot adjacent to Dellwood Avenue and Rosemary Avenue with gardens extending to all sides. A five bar gate enables access to an extensive paved parking area from Rosemary Avenue leading to a double garage 16' 8" x 14' 4" up and over door, power and light connected. There are attractive landscaped gardens extending to the side and rear comprising lawn, well stocked shrub and flower borders, paved pathways, patio area, potting shed and storage shed. External lighting, cold water tap.











Address: 33 Rosemary Avenue, FELIXSTOWE, IP11 9HN  
RRN: 8600-8388-0022-3227-3473

### Energy Rating



England & Wales

EU Directive 2002/91/EC 

