



43 Rosemary Avenue, Felixstowe, IP11 9HN

£575,000 FREEHOLD

A beautifully presented and greatly extended three bedroom detached bungalow of traditional brick cavity wall construction with a Hardie Plank cladded finish set in a highly popular established residential location in Old Felixstowe.

The bungalow features a large open plan living/dining/kitchen area to the rear aspect which forms part of the extension and opens onto the established and private south west facing rear garden.

Additionally the property benefits from off road parking, garage, a modern bathroom, a utility room and fixed shutter blinds in the bedrooms and bathroom.

The accommodation in brief comprises entrance hall, lounge/kitchen/dining space, laundry room, three bedrooms, an en-suite cloakroom to bedroom one and a four piece suite family bathroom. Heating is supplied in the form of gas fired central heating to radiators and windows are of double glazed construction.

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.

A viewing is highly recommended to appreciate the modern and spacious accommodation on offer.

UPVC PART GLAZED ENTRANCE DOOR

Opening into :-

ENTRANCE HALL

Tiled flooring, radiator, access to the loft space, spotlights, two storage cupboards and further doors to :-

OPEN PLAN LOUNGE/KITCHEN/DINING SPACE 31' 4" reducing to 23' 1" x 25' 4" (9.55m x 7.72m)

LOUNGE/DINING AREA

Karndean flooring, three vertical radiators, spotlights, two electric controlled Velux windows, TV point, floor to ceiling window to rear aspect. Large patio doors opening out onto the rear garden.

KITCHEN

A beautiful Deben Vale kitchen comprising Silestone fitted worktops with light grey handleless storage units above and matching storage units and drawers below, an inset stainless steel twin sink unit with Quooker mixer tap with instant boiling water and filtered cold water, integrated Neff wi-fi controlled fan assisted oven, fan assisted oven/steam oven and microwave with warming tray.

Integrated appliances such as dishwasher, tall fridge and freezer. Larder style cupboard, large Silestone fitted central island with integrated sockets, Anthrocite handleless units and drawers below, breakfast bar area, Neff five ring induction hob and pop up extractor fan, under counter lighting, spotlights and further feature light, Karndean flooring. Window to side aspect. Modern aluminium crittall style door opening into:

LAUNDRY ROOM 8' 8" x 7' 3" (2.64m x 2.21m)

Space and plumbing available for both washing machine and tumble dryer, windows to both front and rear aspect, obscured glass aluminium Crittall style doors opening to both the front aspect and also into the rear garden.

BEDROOM ONE 11' 6" x 11' 6" (3.51m x 3.51m)

Radiator, window to front aspect with fitted shutter blinds, fitted wardrobes with sliding doors and a door to :-

EN-SUITE CLOAKROOM 6' 6" x 2' 10" (1.98m x 0.86m)

Suite comprising low level WC, hand wash basin with mixer tap, tiled surround, extractor.

BEDROOM TWO 11' 6" x 11' 6" (3.51m x 3.51m)

Radiator, windows to both front and side aspect with fitted shutter blinds.

BEDROOM THREE 10' 4" x 8' 2" (3.15m x 2.49m)

Radiator, window to side aspect with fitted shutter blinds.

BATHROOM 9' 11" x 8' 7" (3.02m x 2.62m)

Modern re-fitted suite comprising WC with hidden cistern, vanity hand wash basin with mixer tap and storage cupboards underneath, panelled bath with mixer tap and shower over, double width walk in shower cubicle with twin shower head and fitted shower screen, heated towel rail, spotlights, extractor, two obscured windows to side aspect with fitted shutter blinds.

FRONT OF PROPERTY

To the front of the property is a long driveway allowing off road parking for approximately three cars, the rest of the front garden is mainly laid to lawn with a low brick wall to the front boundary, pathway leading to the side, entrance door.

GARAGE 17' 5" x 7' 11" (5.31m x 2.41m)

Electric roller door, light and power connected, access door into the rear garden.

REAR GARDEN

Enclosed by fencing and is south west facing. Upon entering from the lounge/diner you are met with a good size Sandstone patio area (laid at the end of 2023) the remainder of the garden is mainly laid to lawn with established shrub and plant border with a shrub central divider opening into a further lawn area with raised beds, storage shed, green house, large brick built store with light and power connected, outside lights, tap and sockets.

COUNCIL TAX

Band 'D'











