



35 Beatrice Avenue, Felixstowe, IP11 9HB

£760,000 FREEHOLD

Located in a prime residential road within close proximity to Felixstowe town centre and situated on a double plot is this unique four bedroom detached family home, offered for sale with no onward chain.

In addition to the four bedrooms the property benefits from an in and out driveway offering ample off road parking, both a double and a single garage, and a landscaped south west facing rear garden.

The accommodation in brief comprises entrance hall, kitchen/breakfast room, cloakroom, utility room, lounge, dining room, garden room, upstairs there are four bedrooms with an en-suite to bedroom one and a Victorian style bathroom. Heating is supplied in the form of gas fired central heating to radiators and windows are of double glazed construction.

Beatrice Avenue is a popular residential tree-lined road situated within close proximity to Felixstowe town centre, train station and Grove medical centre. Local schooling such as Fairfield infant school is located a short distance away and boasts an Ofsted rating of 'Good'.

A viewing is highly recommended to appreciate the vast accommodation on offer.

OPEN STORM PORCH

With patterned tile flooring, outside lights, Corinthian style pillars and a UPVC entrance door opening into :-

ENTRANCE HALL 14' 10" x 8' 5" (4.52m x 2.57m)

Radiator, stairs leading up to the first floor and doors to :-

KITCHEN/BREAKFAST ROOM

KITCHEN 13' 11" x 9' 10" (4.24m x 3m)

Black marble effect fitted worktop with a tiled splashback, cherry wood finished storage units above and matching storage units and drawers below. Stainless steel twin bowl sink unit with mixer tap and single drainer, eye level double oven and a five ring gas hob with cooker hood above, radiator, windows to front and side aspect, opening into :-

BREAKFAST ROOM 15' 3" x 11' 11" (4.65m x 3.63m)

Continuation of the black marble effect fitted worktop with matching tiled splashback, cherry wood finish storage units above and matching storage units and drawers below, central island with breakfast bar, space and plumbing available for an American style fridge/freezer, windows and door to rear aspect.

REAR LOBBY

Accessed via the kitchen, radiator, door to outside and further doors to :-

UTILITY ROOM 6' 5" x 4' 9" (1.96m x 1.45m)

Fitted worktop, space and plumbing available for a washing machine, cherry wood finish large storage cupboard, obscured window to rear aspect.

CLOAKROOM

Suite comprising low level WC, hand wash basin, tiled walls, radiator, obscured window to the rear aspect.

LOUNGE 20' 10" x 12' 11" (6.35m x 3.94m)

Two radiators, window to front aspect, gas feature fireplace with surround, TV point.

DINING ROOM 16' 1" x 14' 6" (4.9m x 4.42m)

Radiator, bay window to the front aspect and double doors opening into :-

GARDEN ROOM 28' 6" reducing to 18'9 x 28' 8" (8.69m x 8.74m)

'L' shaped garden room with UPVC windows and doors overlooking the rear garden, three radiators, TV point.

FIRST FLOOR LANDING

Windows to the front aspect, two radiators and doors to :-

BEDROOM 1 24' 8" x 14' 6" (7.52m x 4.42m)

Triple aspect windows to front, side and rear, two radiators, range of fitted bedroom furniture including wardrobes, chest of drawers, dressing table and a door into :-

EN-SUITE 8' 7" x 5' 10" (2.62m x 1.78m)

Suite comprising WC with hidden cistern, vanity hand wash basin with mixer tap and storage units above and below, double shower cubicle, tiled walls, heated towel rail, extractor and obscured window to the rear aspect.

BEDROOM 2 15' 4" x 12' 11" (4.67m x 3.94m)

Radiator, window to rear aspect.

BEDROOM 3 14' 9" x 12' (4.5m x 3.66m)

Radiator, window to rear aspect, range of fitted bedroom furniture including wardrobe, chest of drawers and dressing table.

BEDROOM 4 10' 11" x 9' 11" (3.33m x 3.02m)

Radiator, window to front aspect, fitted wardrobes.

FAMILY BATHROOM 9' 10" x 9' 6" (3m x 2.9m)

Victorian style four piece suite comprising low level WC, hand wash basin, roll top free standing bath with mixer tap and shower head attachment, corner shower cubicle, part tiled walls, radiator, obscured windows to both the side and rear aspect, cupboard housing hot water cylinder, access to loft space.

OUTSIDE

To the front of the property there is an in and out driveway with the majority of garden being block paved to allow ample off road parking, there is a decorative wall to the front boundary, shingle areas with established tree and shrubs and a side access gate.

The south west facing landscaped rear garden comprises a generous size split level patio area upon entering from the garden room, opening out into the remainder of the garden which is laid to lawn with established shrub and tree borders, enclosed by fencing, garden pond, outside tap, outside lighting, awning, decking area.

Accessed behind the single garage is a room which measures 13'1" x 9' currently used as an outdoor kitchen with a range of fitted worktops and storage units below and a Range master cooker, this room could be used as a further study or home office.

SINGLE GARAGE 19' 4" x 10' 1" (5.89m x 3.07m)

Light and power connected, double opening doors to the front, service door into the garden.

DOUBLE GARAGE 23' 6" x 18' 10" (7.16m x 5.74m)

Electric up and over door, light and power connected, windows and door to rear aspect opening into the rear garden.

COUNCIL TAX

Band 'E'













