



13 Rosemary Avenue, Felixstowe, IP11 9HX

£575,000 FREEHOLD

An extended and deceptively spacious double bay fronted detached chalet style bungalow, built in the 1950s of traditional brick cavity wall construction beneath a pitch tiled roof.

The well planned and flexible accommodation briefly comprises entrance hall, lounge, opening into a good size dining room/garden room, spacious kitchen/breakfast room with high gloss finished units and solid Silestone worktops, utility, three ground floor bedrooms (one of which is currently used as a study), modern shower room and first floor spacious principle bedroom with ample storage and en-suite bathroom.

Further benefits include a driveway enabling off street parking for two/three vehicles, a single garage, access and space for secure storage of an additional vehicle, landscaped west facing rear garden, UPVC sealed unit double glazed windows and gas fired central heating via radiators with a modern combination boiler.

The property is situated in a popular and established residential location approximately half a mile from Felixstowe's main town centre shopping thoroughfare with a variety of restaurants, high street stores and independent shops available.

COMPOSITE DOUBLE GLAZED ENTRANCE DOOR - Opening to :-

ENTRANCE PORCH - Wood plank effect tiled floor, UPVC sealed unit double glazed door opening to :-

ENTRANCE HALLWAY 19' 8" x 10'2" max reducing to 3' 10" (5.99m x 1.17m)

Staircase leading to the first floor with vaulted ceiling and velux roof light, LVT wood plank effect flooring, radiator, built in cloaks cupboard and adjacent storage cupboard with pine slatted shelves.

LOUNGE 17' 6" into bay reducing to 16' x 14' 2" (5.33m x 4.32m)

Fireplace recess with cast iron log burner, tiled hearth, timber Bressumer beam, two radiators, Karndean wood plank effect flooring, UPVC sealed unit double glazed bay window to the side aspect, oak glazed double doors opening to :-

DINING ROOM/GARDEN ROOM 18' 2" x 12'6" max reducing to 9' 2" (5.54m x 2.79m)

Two radiators, Karndean Opus wood plank effect flooring, lantern roof light, LED ceiling spotlight, underfloor heating, UPVC sealed unit double glazed window to the side aspect, UPVC sealed unit double glazed bi-folding doors opening to the rear garden, glazed oak triple oak folding doors opening to :-

KITCHEN/BREAKFAST ROOM 25' 3" max x 15' 10" max (7.7m x 4.83m)

Fitted with a comprehensive range of high gloss finished units comprising base cupboards and drawers with Silestone work surfaces, inset single drainer one and a half bowl sink unit, Silestone upstands, mixer tap, matching eye level cupboards, integrated Miele dishwasher, built in Neff stainless steel double oven, Neff gas five ring hob with stainless steel extractor hood over, under cupboard lighting, saucepan drawers, LED ceiling spotlights, vertical radiator, central island unit with cupboards below, Silestone worktop and breakfast bar, Karndean Opus wood plank effect flooring, comprehensive range of tall larder units with shelving and pull out storage units, walk in pantry with original cold shelf and UPVC sealed unit double glazed window to the side aspect, UPVC sealed unit double glazed door to the side, upvc sealed unit double glazed window and door to the rear garden, glazed double doors opening to :-

UTILITY ROOM 5' x 3' 10" (1.52m x 1.17m)

Wall mounted Worcester Bosch gas fired combination boiler, water softener, space and plumbing for automatic washing machine, fitted worktop, space for tumble dryer.

STUDY/BEDROOM 4 12' 2" reducing to 9' x 8' 7" (3.71m x 2.62m)

Wood plank effect flooring, radiator, built in storage cupboard, UPVC sealed unit double glazed window to the side aspect.

BEDROOM 2 13' 8" into bay reducing to 12'2 x 12' 2" (4.17m x 3.71m)

Radiator, UPVC sealed unit double glazed bay window to the front aspect.

BEDROOM 3 13' 6" into bay reducing to 12'2" x 12' (4.11m x 3.66m)

Radiator, UPVC sealed unit double glazed bay window to the front aspect.

SHOWER ROOM

Re-fitted to a high standard with a white suite comprising walk in shower with twin head shower unit, tiled walls, wash hand basin with mixer tap and double door vanity cupboard below, WC with concealed cistern, heated towel rail/radiator, tiled floor with underfloor heating, extractor fan, UPVC sealed unit double glazed windows to the side aspect.

FIRST FLOOR LANDING

Radiator, Velux window, door with access into a large eaves storage area, door to :-

BEDROOM 1 24' 2" max reducing to 17' x 11' 8" to face of wardrobes (7.37m x 3.56m)

Fitted with a comprehensive range of Maplewood style units comprising wardrobes and chest of drawers, two radiators, Mitsubishi air conditioning unit, ceiling spotlight, Velux window to the side aspect and UPVC sealed unit double glazed windows overlooking the rear garden.

EN-SUITE BATHROOM

Re-fitted with a modern white suite comprising panel bath with mixer tap, glazed corner shower cubicle with Aqualisa twin head shower, wash hand basin with mixer tap and vanity cupboards below, WC with concealed cistern, tiled floor with underfloor heating, chrome heated towel rail/radiator, fully tiled walls, LED ceiling spotlights, extractor fan, UPVC sealed unit double glazed windows to the side aspect.

OUTSIDE

To the front of the property there is an attractive landscaped low style maintenance style garden with parking for two/three vehicles, flower and shrub

beds with adjacent coloured shingle, access double gates to the side of the property enabling access to the rear garden and :-

GARAGE 15' 8" x 8' (4.78m x 2.44m)

Electric remote control roller door, power and light connected, fitted work bench, UPVC sealed unit double glazed door opening to the rear garden.

To the rear of the property there is an attractive south west facing landscaped garden comprising paved patio area, man made decking with LED lights and further patio, pathways with circular shaped lawn, picket fencing, flower and shrub borders, high quality circular Breeze summerhouse with electric heating with power and light, further section of garden with lawn, shingle pathways, greenhouse, raised beds, brick built store/shed (measuring 10'2" x 8'7) with a pitched roof, UPVC sealed unit double glazed window to the rear aspect.

COUNCIL TAX

Band 'D'

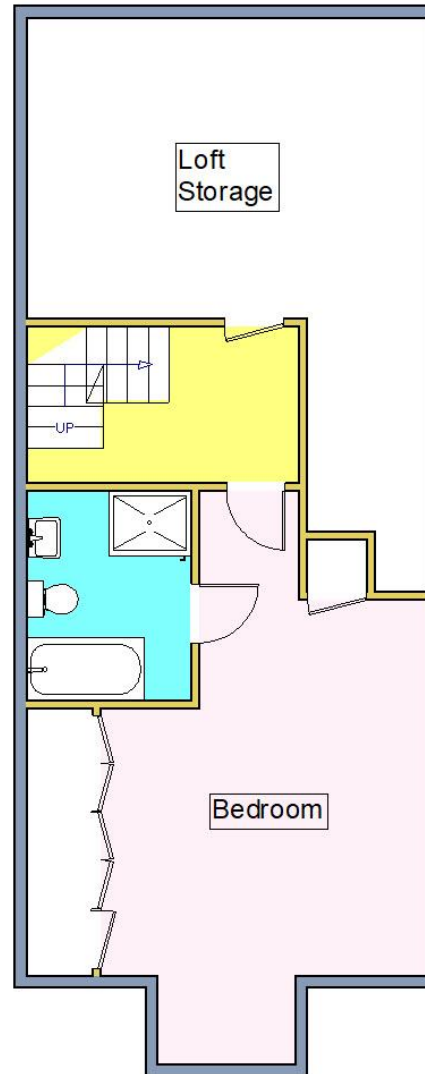
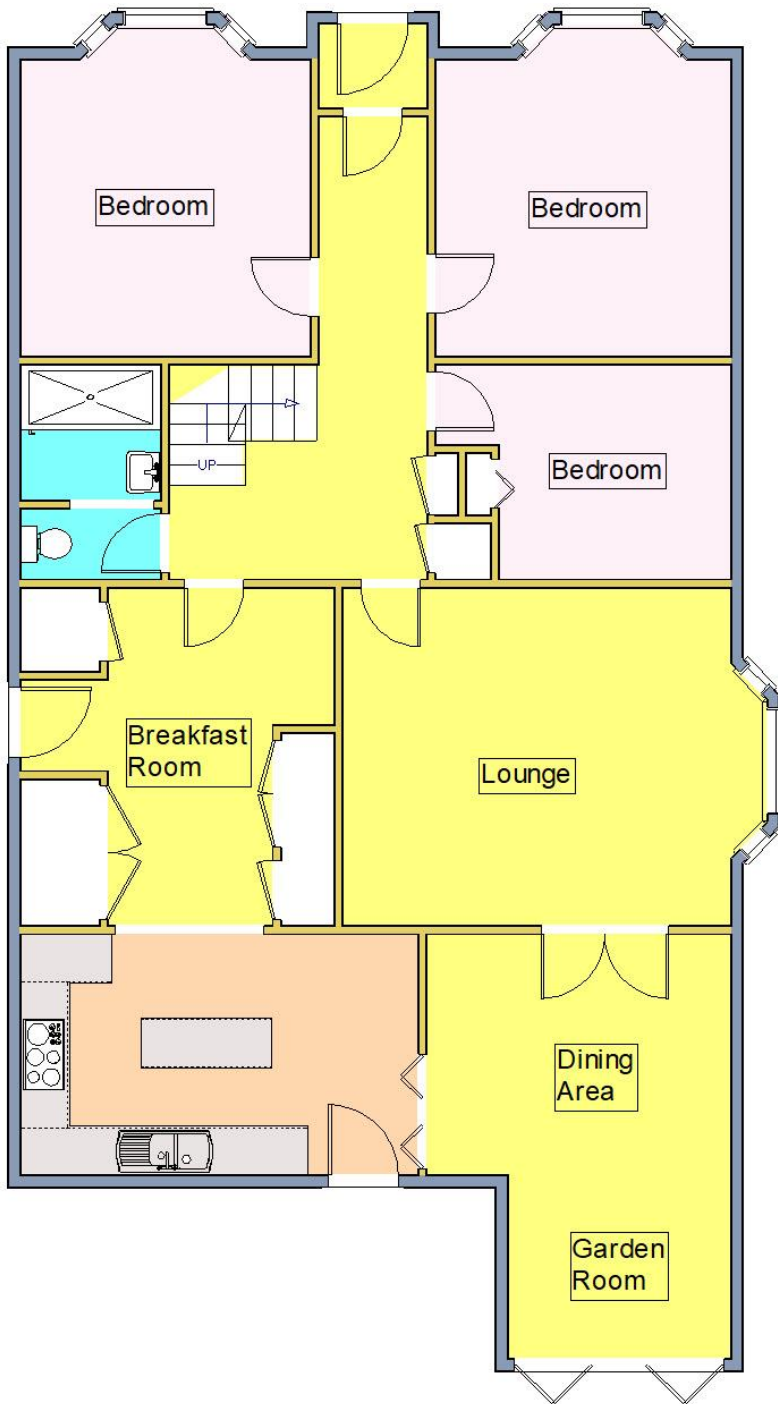








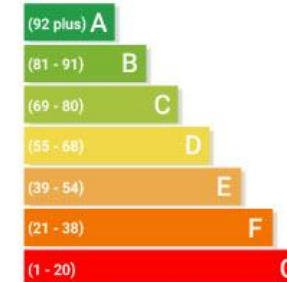




Address: 13 Rosemary Avenue, FELIXSTOWE, IP11 9HX
 RRN: 0180-3045-8209-4145-4204

Energy Rating

Most energy efficient - lower running costs



Not energy efficient - higher running costs

CURRENT POTENTIAL

74 81

England & Wales

EU Directive
 2002/91/EC

