



**30 Beatrice Avenue, Felixstowe, IP11 9HB**

**£625,000 FREEHOLD**

**An attractive and traditional detached double bay fronted style house of red brick cavity wall construction with rendered upper elevations beneath a pitched tiled roof.**



The spacious and flexible living accommodation briefly comprises entrance hall, sitting room / garden room, living room, dining room, kitchen / breakfast room, cloakroom, four good size bedrooms (master bedroom with en-suite bathroom) family bathroom, separate W.C., single garage and externally accessed home office / study.

Further benefits include a balcony leading from the master bedroom with views over the garden and Sports Ground, an 'in and out' driveway with parking for numerous vehicles, gas fired central heating via radiators with a combination boiler and UPVC double glazed windows.

The property stands on a good size plot in this established tree lined residential avenue, a few minutes walk from open countryside, highly regarded local schools, town centre shopping thoroughfare and Great Eastern Square Railway Station with regular services to Ipswich and onto London via Liverpool Street.

Covered storm porch, black and white chequered tiled floor, original oak entrance door with stained glass leaded light panel opening to:-

**ENTRANCE HALLWAY 20' x 6' 4" (6.1m x 1.93m)**

Staircase leading to the first floor, telephone point, picture rail / plate rack, radiator, central heating thermostat.

**CLOAKROOM** Modern white suite comprising low level W.C., wash hand basin with mixer tap and high gloss finished double door vanity cupboard below, part tiled walls, UPVC double glazed window to the rear aspect.

**LOUNGE 21' 6" into bay reducing to 20' 6" x 12' (6.55m x 3.66m)**

Fireplace surround with gas coal effect fire, T.V point, picture rail, radiator, UPVC double glazed bay window to the front aspect, folding doors opening to:-

**SITTING ROOM / GARDEN ROOM 13' 6" x 9' (4.11m x 2.74m)**

Radiator, picture rail, UPVC double glazed windows to the rear aspect, two wall light points, UPVC double glazed casement door opening to the rear garden.

**LIVING ROOM 14' 2" into bay reducing to 12' x 12' (4.32m x 3.66m)**

Picture rail, radiator, UPVC double glazed bay window to the front aspect.

**DINING ROOM 12' x 9' 10" reducing to 8' 4" (3.66m x 3m)**

Radiator, built-in cupboard housing wall mounted Logic gas fired combination boiler, built-in shelved double door storage cupboard, UPVC double glazed window to the side aspect.

**KITCHEN / BREAKFAST ROOM 13' 10" reducing to 11' 10" x 12' 8" (4.22m x 3.86m)**

Fitted with a comprehensive range of Shaker style units comprising base cupboard and drawers with work surfaces over, inset composite single drainer sink unit with mixer tap, tiled splashbacks, matching eye level cupboards, built-in double oven, gas four ring hob with extractor hood over, space and plumbing for automatic washing machine, space and plumbing for automatic dishwasher, radiator, UPVC double glazed windows to the side and rear aspect, UPVC double glazed door opening to the rear covered porchway.

**GALLERIED LANDING** Picture rail, access to loft space, two sets of built-in storage cupboards, UPVC double glazed window to the front aspect.

**BEDROOM 1. 18' 3" into bay reducing to 16' x 12' (5.56m x 3.66m)**

Picture rail, radiator, UPVC double glazed bay window to the front aspect, door to en-suite bathroom and door to:-

**BALCONY 15' 10" x 11' 8" (4.83m x 3.56m)**

Wrought iron railings, views over the rear garden and the Dellwood Avenue Sports Ground.

### ENSUITE BATHROOM

Modern white suite comprising panelled bath with Bristan shower unit over, wash hand basin, low level W.C., radiator, extractor fan, LED spotlights, two built-in eaves cupboards, UPVC double glazed window to the rear aspect.

### BEDROOM 2. 14' 8" into bay reducing to 12' x 12' (4.47m x 3.66m)

Picture rail, radiator, UPVC double glazed bay window to the front aspect.

### BEDROOM 3. 14' x 9' 4" (4.27m x 2.84m)

Radiator, picture rail, UPVC double glazed window to the rear aspect.

### BEDROOM 4. 10' 7" x 7' 8" (3.23m x 2.34m)

Radiator, picture rail, UPVC double glazed window to the side aspect.

**BATHROOM** White suite comprising panelled bath with Triton shower unit over, wash hand basin with mixer tap, high gloss vanity cupboards below, mainly tiled walls, radiator, extractor fan, UPVC double glazed window to the side aspect.

**SEPARATE W.C** White low level suite, part tiled walls, UPVC double glazed window to the rear aspect.

**OUTSIDE** The property is recessed from the road with a low maintenance style garden comprising an 'in and out' herringbone style block paved driveway, brick walling to the front boundary, attached single garage 19' 5" x 10' 2" with up and over door, power and light connected.

To the rear of the property there is a good size mature garden comprising mainly lawn, established trees and shrubs, two patio area, timber storage shed, summer house and pergola. Accessed from the garden and situated at the rear of the garage is a further room which could be used as either a home office or workshop measuring 13' 4" x 8' 11".















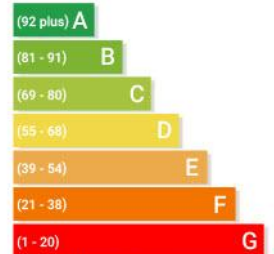




Address: 30 Beatrice Avenue, FELIXSTOWE, IP11 9HB  
RRN: 2240-3025-5207-3637-3200

### Energy Rating

Most energy efficient - lower running costs



Not energy efficient - higher running costs

CURRENT

61

POTENTIAL

82

England & Wales

EU Directive  
2002/91/EC

