



38 Rosemary Avenue, Felixstowe, IP11 9HX

£450,000 FREEHOLD

Built of traditional brick cavity wall construction beneath a tiled roof and situated in an exceptionally popular location within walking distance of Felixstowe's main town centre, a detached three-bedroom bungalow benefitting from an enclosed rear garden with mainly southerly aspect.

In addition to three bedrooms further accommodation consists of entrance hall, L-shaped lounge/dining room, kitchen, UPVC double glazed conservatory, bathroom and separate WC.

A driveway enables off street parking for numerous vehicles and leads to a brick built pitched roof garage.

Heating is supplied in the form of gas fired central heating to radiators and all windows are of double glazed construction.

Rosemary Avenue is a popular residential location within approximately half a mile of Felixstowe's main town centre but also within walking distance of the seafront and close to public transport links.

Offered for sale with vacant possession and no onward chain an internal inspection is advised to appreciate the accommodation on offer.

UPVC DOUBLE GLAZED ENTRANCE DOOR

Leading to :-

ENTRANCE HALL Approx 8' 8"m max x 4' 2" (2.64m x 1.27m)

Radiator, part glazed doorway leading to inner hallway, also doors leading to bedroom three and :-

LOUNGE/DINING ROOM approx 20' x approx 19' (6.1m x 5.79m)

L-Shaped and consisting of :-

LOUNGE AREA approx 20' x 12'9" reducing to 10' 10" (6.1m x 3.3m)

Flame effect gas fire, radiator, UPVC double glazed patio doors leading into conservatory.

DINING AREA approx 9' x 8' 2" (2.74m x 2.49m)

Radiator, UPVC double glazed window, sliding door leading to :-

KITCHEN approx 10' 5" x 7' 8" (3.18m x 2.34m)

Fitted comprising a single drainer one and a half bowl sink unit with mixer tap and cupboards under, fitted drawers, cupboards, units and work surfaces, four ring Zanussi halogen hob, concealed Neff extractor hood, Neff double oven, plumbing for automatic washing machine, integrated fridge/freezer, integrated dishwasher, tiled flooring, part tiled wall surfaces, recessed spotlights, radiator, UPVC double glazed window, also UPVC double glazed door leading to outside.

CONSERVATORY 14' 10" x 10' (4.52m x 3.05m)

Of UPVC double glazed construction with tinted glass roof, double UPVC double glazed doors leading to outside.

INNER HALLWAY 11' 8" x 3' 2" (3.56m x 0.97m)

Built in airing cupboard housing hot water cylinder, built in wardrobe with triple sliding doors, access to loft space via pull down loft ladder.

BEDROOM ONE 12' x 11' 8" (3.66m x 3.56m)

Radiator, UPVC double glazed window.

BEDROOM TWO 11' x 10' 5" (3.35m x 3.18m)

Radiator, UPVC double glazed window.

BEDROOM THREE 9' 9" x 8' (2.97m x 2.44m)

(accessed from initial hallway), radiator, UPVC double glazed window.

BATHROOM 8' 3" x 8' 1" (2.51m x 2.46m)

Fitted with a four-piece suite featuring fully tiled wall surfaces and comprising panelled bath, separate shower cubicle with Mira shower inset, low level WC, wash hand basin with storage cupboards beneath, radiator, recessed spotlights, wall mounted strip light with shaver socket attachment, UPVC double glazed window.

SEPARATE WC 7' 4" x 2' 10" (2.24m x 0.86m)

With tiled flooring and comprising low level WC, wash hand basin, UPVC double glazed window.

OUTSIDE

The bungalow is located within a small private cul-de-sac consisting of 5 bungalows in total, believed to have been constructed in the 1990s with Number 38 being at the head of the development and adjoining Rosemary Avenue.

A block paved driveway enables off street parking for numerous vehicles extending to the front and side of the bungalow and to a brick built garage with pitched roof.

GARAGE 20' x 9' 2" (6.1m x 2.79m)

With remote operated roller door, pitched roof, double glazed window to rear garden and also UPVC double glazed door leading to garden.

REAR GARDEN

Extending to approximately 35' in depth x 31' in width the garden offers a mainly southerly and westerly aspect, is partly laid to lawn, also has floral and shrub borders, is enclosed by a wall and fencing, has a gate leading from driveway and also gate leading to front/side garden.

FRONT/SIDE GARDEN

Enclosed from Rosemary Avenue by a shaped wall, the garden is laid mainly to lawn again with floral borders and with trees.

COUNCIL TAX Band 'E'

EPC







