



12 Bawdsey Close, Felixstowe, Suffolk, IP11 9TT

£695,000 FREEHOLD

**DIAMOND
MILLS**

Established 1908

A substantial detached family residence with a fully self-contained one-bedroom annexe, set within generous and mature gardens. The property enjoys far-reaching first-floor views over open countryside and towards the Deben Estuary. Ideally located in the highly sought-after area of Old Felixstowe, this home is within walking distance of the sea at Cliff Road, an acclaimed 18-hole Links golf course, sailing facilities at Felixstowe Ferry, and scenic walks through Areas of Outstanding Natural Beauty.

THE ACCOMMODATION

UPVC SEALED UNIT DOUBLE GLAZED LEADED LIGHT ENTRANCE DOOR

Opening into:-

RECEPTION HALLWAY

15' 5" x 8' 4" (4.7m x 2.54m) A welcoming space with LED ceiling spotlights, radiator with cover, under stairs storage cupboard, central heating thermostat, and UPVC double glazed windows to the front and side. Turned spindle staircase to first floor.

GROUND FLOOR CLOAKROOM

Refitted by Anglia Factors, comprising WC with concealed cistern, wash hand basin with mixer tap and storage below, tiled flooring and splashbacks, radiator, LED downlights, and UPVC window to front aspect.

LIVING ROOM

21' 1" x 12' 3" (6.43m x 3.73m) Featuring a York stone fireplace with gas living flame fire, dual aspect UPVC windows, two radiators, LED ceiling lights, patio doors, and additional glazed French doors opening into:-

OPEN PLAN DINING ROOM / CONSERVATORY (L SHAPED)

23' 0" x 21' 7" (7.01m x 6.58m)

DINING ROOM

12' 7" x 10' 8" (3.84m x 3.25m) LED ceiling spotlights and open access into:-

CONSERVATORY

23' 1" x 8' 8" (7.04m x 2.64m) Brick base construction with vaulted ceiling and remote-operated roof vents. Leaded light UPVC windows to three aspects, two radiators, and French doors opening to a raised rear deck.

KITCHEN / BREAKFAST ROOM

22' 2" x 9' 7" (6.76m x 2.92m) A high-quality kitchen by Anglia Factors featuring granite worktops, integrated Neff appliances including oven, microwave, gas hob, extractor, and dishwasher. Stainless steel sink, granite splashback, LED lighting, tiled flooring, space for American-style fridge/freezer, radiator with cover, and bi-fold doors to the rear garden.

FIRST FLOOR ACCOMMODATION

LANDING

Access to loft and built-in airing cupboard with lagged cylinder.

PRIMARY BEDROOM

17' 2" x 11' 7" (5.23m x 3.53m) Fitted Sharp bedroom furniture including wardrobes, dressing table, and bedside cabinets. UPVC bay window to front with superb views over countryside and the Deben Estuary.

ENSUITE SHOWER ROOM

8' 4" x 6' 9" (2.54m x 2.06m) Refitted by Anglia Factors, with granite-lined walk-in shower, Grohe twin shower, concealed cistern WC, vanity basin with storage, LED lighting, display recesses, heated towel rail, tiled flooring, and UPVC window.

BEDROOM TWO

12' 1" x 11' 7" (3.68m x 3.53m) Extensive Sharp fitted furniture, radiator, over-stairs storage, UPVC window with open views.

BEDROOM THREE

10' 1" x 8' 10" (3.07m x 2.69m) Fitted wardrobes, radiator, and UPVC rear-facing window.

BEDROOM FOUR

9' 4" x 8' 10" (2.84m x 2.69m) Radiator, built-in wardrobes, and UPVC window to the rear.

MAIN BATHROOM

7' 4" x 5' 8" (2.24m x 1.73m) White suite with easy access panel bath and overhead shower, glazed screen, concealed cistern WC, marble worktop, vanity unit, tiled walls and floor, extractor, chrome heated towel rail, and rear UPVC window.

DETACHED SELF-CONTAINED ANNEXE**UPVC DOUBLE GLAZED ENTRANCE DOOR**

Opening into:

CONSERVATORY/SUN LOUNGE

14' 9" x 8' 3" (4.5m x 2.51m) UPVC with pitched roof, laminate wood flooring, wall lights, radiator. Glazed internal door to:-

KITCHEN

8' 2" x 6' 11" (2.49m x 2.11m) Modern white farmhouse-style units, worktops, stainless steel sink, tiled splashbacks, eye-level cupboards, integrated fridge, oven, gas hob, extractor hood, and LED lighting.

LIVING ROOM

12' 9" x 8' 2" (3.89m x 2.49m) Radiator, LED spotlights, UPVC front-facing window.

BEDROOM

12' 10" x 8' 3" (3.91m x 2.51m) Radiator, LED lighting, UPVC window to front, access to loft.

ENSUITE SHOWER ROOM

8' 3" x 5' 3" (2.51m x 1.6m) Comprising WC, pedestal basin, fully tiled shower cubicle with mixer unit, tiled walls and floor, chrome towel radiator, and side UPVC window.

OUTSIDE

Situated at the end of Bawdsey Close, the property benefits from an expansive block-paved driveway, providing ample off-street parking for multiple vehicles, boats, or motorhomes. Wrought iron double gates lead to the front boundary, with well-tended borders and mature planting.

REAR GARDEN

95' 00" (28.96m) IN WIDTH Approximately 95 feet wide and beautifully landscaped, featuring paved patio seating areas, level lawns, mature shrub and flower beds, raised decking, external lighting, water tap, and timber fencing for privacy.

GARAGE

16' 1" x 9' 4" (4.9m x 2.84m) Up-and-over door, power and light connected, personal door to rear garden.

COUNCIL TAX BAND

Band F.

ENERGY PERFORMANCE CERTIFICATE

The current energy performance rating is D (67) with a potential rating of C (76) and the current energy performance certificate is valid until 20th May 2035.

AGENTS NOTE

DIAMOND MILLS & CO. have not tested any electrical systems, appliances, plumbing or heating systems and cannot testify that they are in working condition.

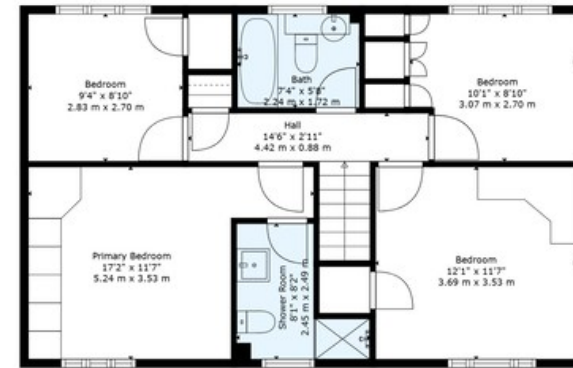
VACANT POSSESSION ON COMPLETION**VIEWING**

By prior appointment with the vendors agents -
DIAMOND MILLS & CO. (01394) 282281.

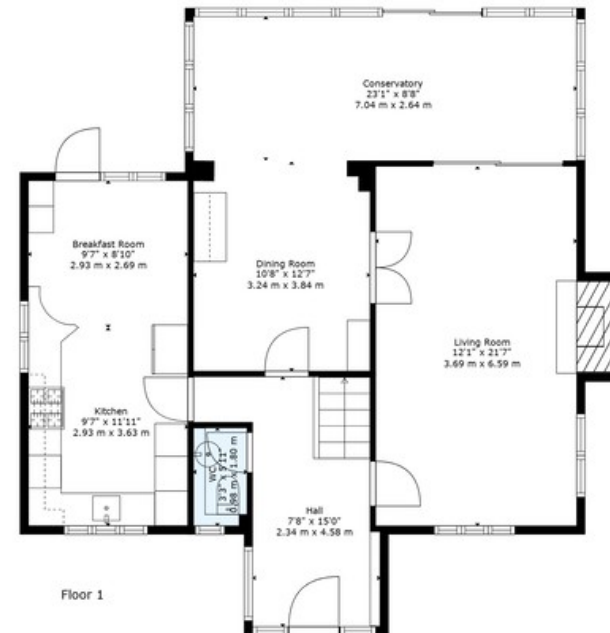
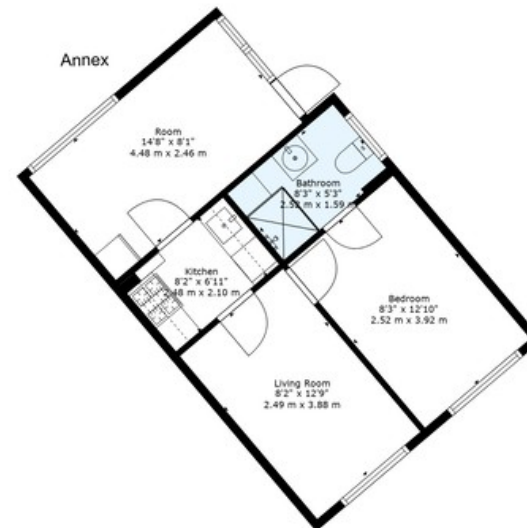








Floor 2



Floor 1

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TOTAL: 2085 sq. ft, 194 m2
FLOOR 1: 1399 sq. ft, 130 m2, FLOOR 2: 686 sq. ft, 64 m2
EXCLUDED AREAS: FIREPLACE: 16 sq. ft, 1 m2, WALLS: 167 sq. ft, 15 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.