



44 Cowpasture Drive, Felixstowe, Suffolk, IP11 6AD

£365,000 FREEHOLD

**DIAMOND
MILLS**
Established 1908

A modern detached four-bedroom home built by Persimmon Homes with two en-suites and a family bathroom, kitchen/diner, sitting room, off road parking for two vehicles, a garage and a South facing rear garden. For sale with no onward chain.

HALL (E)

The stairs rise to the first floor from the hall and there is a cupboard beneath them. Radiator.

CLOAKROOM

6' x 4' 9" (1.83m x 1.45m) With pedestal wash basin and low-level WC. Radiator.

SITTING ROOM (N)

11' 6" x 10' 9" (3.51m x 3.28m) A well proportioned reception room with fitted shutters to the windows. Radiator.

KITCHEN/DINING ROOM (S&E)

18' x 9' 6" (5.49m x 2.9m) A lovely light room with a range of fitted wall and base units. There is a stainless-steel sink unit with single drainer. The appliances include a gas hob and an Electrolux oven with hood over. There is space a dish washer and a fridge freezer. Radiator. Glazed external doors to garden.

UTILITY ROOM (W)

6' x 5' 9" (1.83m x 1.75m) With fitted base unit and plumbing for a washing machine. The Ideal gas fired boiler is in the utility room. Radiator.

FIRST FLOOR LANDING

There is a built-in cupboard on the first-floor landing.

BEDROOM (N)

13' x 10' 9" (3.96m x 3.28m) Max A double bedroom with fitted shutters and a radiator. Door to en-suite.

EN-SUITE (N&E)

5' 9" x 5' 9" (1.75m x 1.75m) Fitted with a three-piece white suite comprising shower, pedestal wash basin and low-level WC. Radiator and extractor fan.

BEDROOM (E&S)

9' 6" x 8' 3" (2.9m x 2.51m) With built in cupboard and radiator.

BEDROOM (S)

9' 6" x 7' 6" (2.9m x 2.29m) +door recess There is a radiator in this bedroom.

FAMILY BATHROOM (W)

6' 9" x 6' (2.06m x 1.83m) Fitted with a three piece white suite comprising panelled bath, pedestal wash basin and low level WC. Radiator and extractor fan.

2ND FLOOR LANDING (E)

There is a built in cupboard on this landing.

BEDROOM (N&S)

13' 9" x 11' 3" (4.19m x 3.43m) A very spacious room with a radiator.

EN-SUITE (N)

6' 6" x 5' (1.98m x 1.52m) Fitted with a three piece white suite comprising shower, pedestal wash basin and low level WC. Radiator and extractor fan.

OUTSIDE

There is off road parking for two vehicles in front of the house. One of the most important elements of this property is the fact that it has a South Facing rear garden. The garden is laid to lawn and is enclosed.

GARAGE

23' x 10' (7.01m x 3.05m) With up and over door.

ENERGY PERFORMANCE CERTIFICATE

The current EPC rating is B (84) with a potential of A (94) which is valid until September 2035

COUNCIL TAX BAND

E

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.



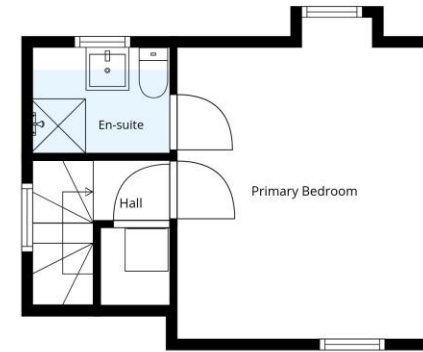
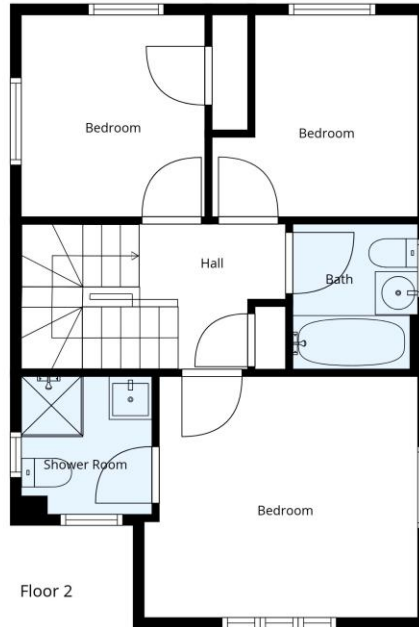
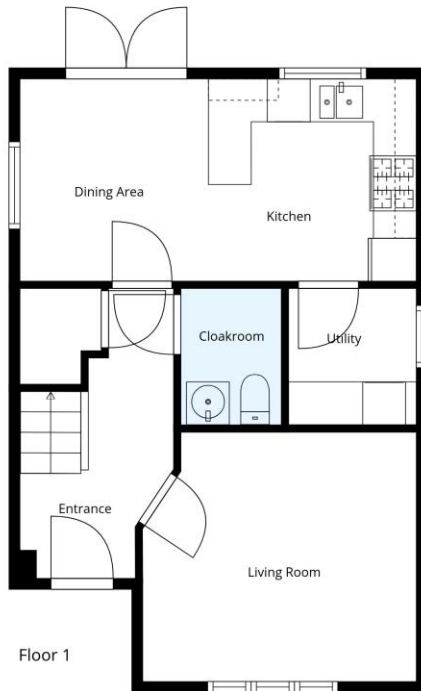


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Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.