



2 Rosemary Avenue, Felixstowe IP11 9HU

£460,000 FREEHOLD

An attractive and well-presented double bay style detached house built in the 1950s of traditional brick cavity wall construction beneath a pitched tiled roof.

The tastefully decorated and well-planned accommodation briefly comprises entrance hall, lounge, separate dining room, kitchen, good size landing, three double bedrooms, bathroom and separate WC.

Further benefits of the property include full gas fired central heating via radiators, UPVC sealed unit double glazed windows, a driveway enabling off street parking for two vehicles, larger than average single garage and good size rear garden.

The property is situated in a popular residential location convenient for nearby schools and within approximately a quarter of a mile from the northern most end of the town centre with railway station enabling links to Ipswich and onto London Liverpool Street and also the town centre thoroughfare with a variety of both local and national high street stores available.

PART GLAZED WOODEN ENTRANCE DOOR

Opening to :-

ENTRANCE HALLWAY 15' 8" max reducing to 9'2" x 6' 2" (4.78m x 1.88m)

Split level staircase leading to the first floor with storage cupboard below, radiator, UPVC sealed unit double glazed window to the side aspect and UPVC sealed unit double glazed leaded light window to the opposite side window.

LOUNGE 16' 8" x 12' (5.08m x 3.66m)

Fireplace surround with electric wood burner style stove, two radiators, TV point, UPVC sealed unit double glazed window to the front aspect, UPVC sealed unit double glazed windows and casement door opening to the rear garden.

DINING ROOM 14' 4" into bay reducing to 12' x 11' 6" (4.37m x 3.51m)

Two radiators, UPVC sealed unit double glazed bay window to the front aspect and UPVC sealed unit double glazed window to the side aspect.

KITCHEN 13' x 11' 10" (3.96m x 3.61m)

Range of fitted high gloss base cupboards with brushed stainless steel handles and work surfaces over, stainless steel single drainer sink unit with cupboards below, space and plumbing for automatic washing machine, radiator, Ideal Mexico floor standing gas fired boiler, UPVC sealed unit double glazed windows to the side and rear aspect, built in pantry with fitted shelves, door to :-

REAR LOBBY

Door to outside and opening to :-

OUTHOUSE/UTILITY 7' x 2' 10" (2.13m x 0.86m)

Fitted worktop, space and plumbing for automatic washing machine.

GALLERIED LANDING 9' 6" x 8' 4" (2.9m x 2.54m)

Access to loft space with pull down loft ladder, built in airing cupboard housing pre-insulated lagged hot water cylinder with pine slatted shelves, radiator, UPVC sealed unit double glazed leaded light window to front aspect.

BEDROOM ONE 17' x 11' (5.18m x 3.35m)

A triple aspect room with UPVC sealed unit double glazed windows to the front, side and rear aspect, two radiators.

BEDROOM TWO 14' 6" into bay reducing to 12' x 11' 10" (4.42m x 3.61m)

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

BEDROOM THREE 11' 2" x 7' 10" (3.4m x 2.39m)

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

BATHROOM Coloured suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin, chrome heated towel rail, part tiled walls, UPVC sealed unit double glazed window to the rear aspect.

SEPARATE WC

White suite comprising low level WC, UPVC sealed unit double glazed window to the side aspect.

OUTSIDE

To the front of the property there is an attractive garden laid to lawn with hedging and shrubs, pathway leading to the entrance door, adjacent driveway enabling off street parking for two vehicles and enabling access to :-

BRICK BUILT GARAGE 19' 8" x 11' 10" (5.99m x 3.61m)

Up and over door, window to rear aspect, side access door opening to the rear garden.

REAR GARDEN

To the rear of the property there is a good size garden comprising raised timber decking area, lawn with established trees and shrubs, brick-built outhouse, timber fencing to the boundaries.

COUNCIL TAX

Band 'E'



Address: 2 Rosemary Avenue, FELIXSTOWE, IP11 9HU
RRN: 2095-3058-5209-0026-2204







