



**38 Cowpasture Drive, Felixstowe, IP11 6AD**

**£425,000 FREEHOLD**

**DIAMOND  
MILLS**  
*Established 1908*

**A modern, detached five-bedroom two storey family home built by Persimmon Homes in 2024. The property features a spacious living room, a large open-plan kitchen/dining area, a cloakroom, an ensuite, and a family bathroom. Additional benefits include solar panels, off-road parking for two vehicles, a garage, and a landscaped south-facing rear garden.**

#### **HALL**

The stairs rise to the first floor from the hall and there is a radiator in the hall.

#### **CLOAKROOM**

Fitted with a two-piece white suite comprising pedestal wash basin and low-level WC. There is a radiator in the cloakroom.

#### **LIVING ROOM (N)**

17' 6" x 10' 6" (5.33m x 3.2m) A well proportioned room with farmland views to the North. There is a radiator in this room.

#### **KITCHEN/DINING ROOM (S)**

28' x 10' 9" (8.53m x 3.28m) A sizeable room with fitted wall and base units at one end. Inset stainless steel sink unit with single drainer. The appliances include a gas hob with filter hood over and an electric oven. There is space and plumbing for a washing machine and a dish washer. There is a radiator in the dining area and two sets of glazed external doors to the terrace.

#### **LANDING**

There is a linen cupboard on the landing and there is access to the loft void.

#### **MASTER BEDROOM (N)**

19' 9" x 10' 3" (6.02m x 3.12m) A lovely double bedroom with farmland views to the North. There is a radiator in this room.

#### **ENSUITE SHOWER ROOM**

6' 6" x 5' 9" (1.98m x 1.75m) Fitted with a three-piece suite comprising shower, pedestal wash basin and low-level WC. There is a radiator and an extractor in this room.

#### **BEDROOM (S)**

11' 9" x 10' (3.58m x 3.05m) A double bedroom (which is used as a dressing room at present) overlooking the garden. There is a radiator in this bedroom..

#### **BEDROOM (S)**

9' 10" x 7' 6" (3m x 2.29m) A good sized single bedroom with a radiator.

#### **BEDROOM (S)**

10' x 9' 10" (3.05m x 3m) Another double room with a radiator.

#### **FAMILY BATHROOM (W)**

8' x 6' 5" (2.44m x 1.96m) Fitted with a three piece white suite comprising panel bath, pedestal wash basin and low level WC. There is a radiator and an extractor in this room.

#### **BEDROOM (N)**

10' 9" x 10' 3" (3.28m x 3.12m) Another double bedroom with farmland views to the North. Wardrobe recess and radiator.

#### **OUTSIDE**

The gardens have been landscaped front and rear.

Immediately in front of the house there is a parking area for two vehicles and an electric vehicle charging point.

The rear South facing gardens are enclosed and there is an extensive Indian Sandstone terrace beyond which there is an area of lawn.

#### **GARAGE**

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



### **ENERGY PERFORMANCE CERTIFICATE**

The current EPC rating is B (84) with a potential of A (93) with is valid until September 18, 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.**











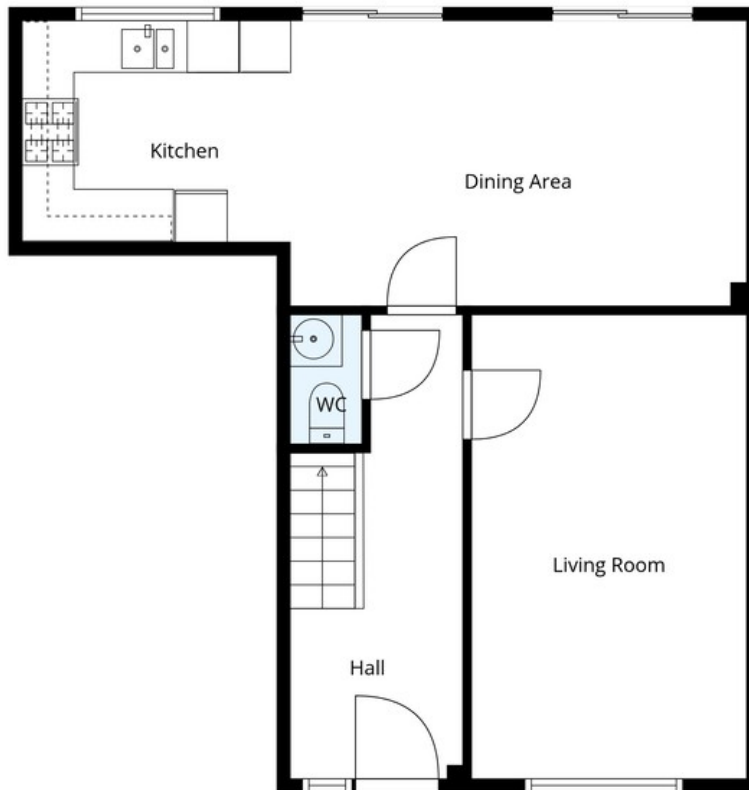
117 Hamilton Road, Felixstowe, Suffolk IP11 7BL Tel: (01394) 282281



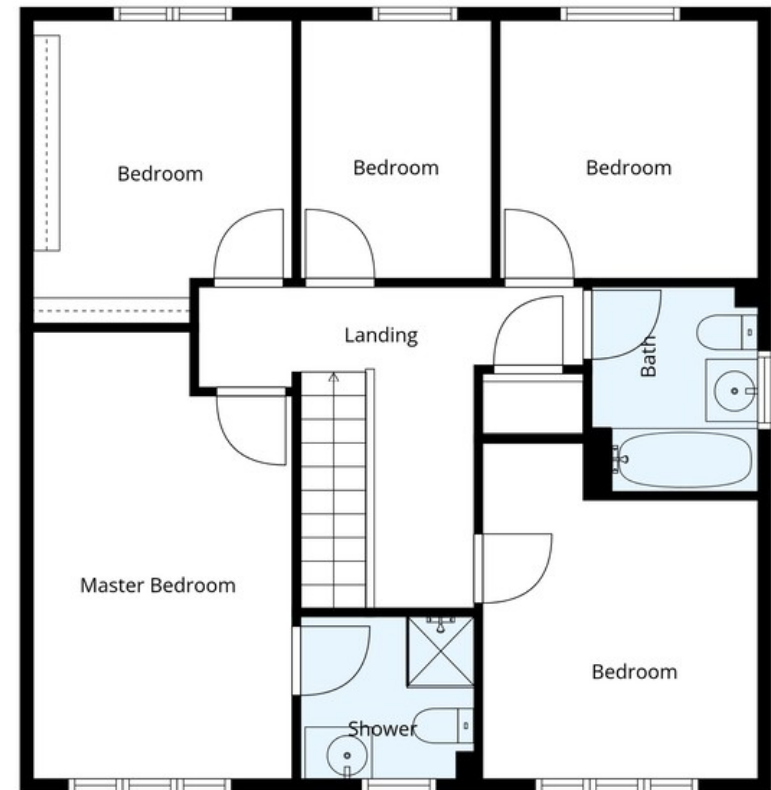
[www.diamondmills.co.uk](http://www.diamondmills.co.uk) E-mail: [sales@diamondmills.co.uk](mailto:sales@diamondmills.co.uk)







1st Floor



2nd Floor

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