



**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.**

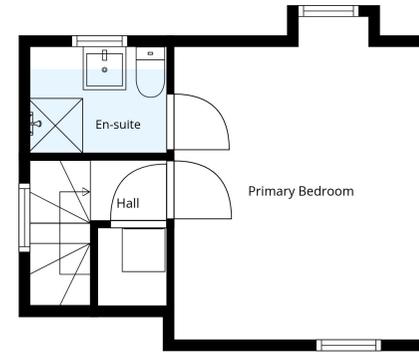
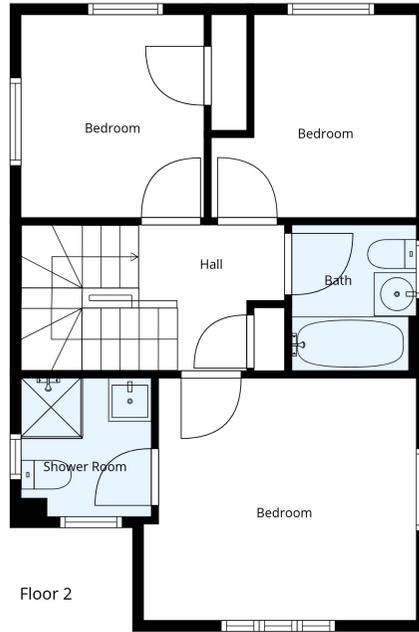
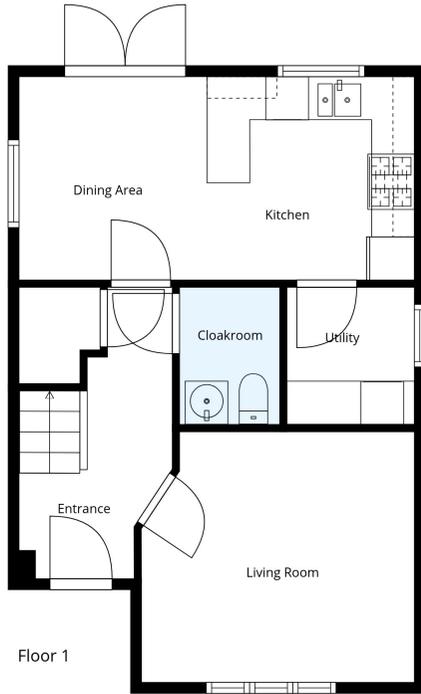




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Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.