



20 Newry Avenue, Felixstowe, IP11 7RZ

£550,000 FREEHOLD

**DIAMOND
MILLS**
Established 1908

A substantial and considerably extended detached family home occupying a desirable residential position in Felixstowe and offering an impressive 1,981 sq ft (184 sq m) of versatile accommodation. With four bedrooms to the first floor, additional ground-floor bedroom/family space, two bathing facilities, three WCs, solar panels, extensive parking and a superb established rear garden, this is a home ideally suited to a growing or extended family.

The accommodation begins with a welcoming entrance hall, from which there is access to a particularly generous 24'9" lounge, providing an excellent main family living space. To the rear, the house has been significantly extended to create excellent everyday living and entertaining accommodation. The kitchen measures approximately 14'0" x 11'4" and opens conveniently towards a separate 16'6" dining room, with doors leading directly out to the rear garden.

One of the real strengths of the property is the flexibility of the ground floor. There is a further room measuring approximately 18'1" in length, presently shown as a bedroom on the floor plan, together with an adjoining study. This area could suit a variety of uses including a ground-floor bedroom suite, additional reception room, playroom or space for those working from home.

There is also a particularly useful 16'4" utility/storage room, providing an exceptional amount of practical storage space. Completing the ground floor is a shower room with WC together with a further separate cloakroom/WC.

On the first floor, a spacious landing gives access to four bedrooms, including two particularly well-proportioned double rooms. The principal bedrooms measure approximately 13'9" x 11'11" and 12'8" x 10'0", with the remaining bedrooms providing excellent children's, guest or home-office accommodation. A well-appointed family bathroom incorporating both a bath and separate shower enclosure completes the first floor.

Outside, the property is approached via a substantial driveway providing generous off-road parking. The rear garden is undoubtedly one of the property's standout features. Large, established and beautifully mature, it is principally laid to lawn with a wide variety of trees, shrubs, flowering borders and planted areas. There are patio spaces for outdoor seating and entertaining, together with a greenhouse, creating a wonderful garden for families and keen gardeners alike.

Further benefits include solar panels, gas central heating and double glazing.

A rare opportunity to acquire an exceptionally spacious and flexible detached home offering almost 2,000 sq ft of accommodation, a superb garden and excellent parking within a sought-after part of Felixstowe.

Lounge- 24'9" x 11'11" (7.55m x 3.64m)

Dining Room - 16'6" x 9'11" (5.03m x 3.03m)

Kitchen - 14'0" x 11'4" (4.28m x 3.46m)

Ground Floor Bedroom - 18'1" x 8'0" (5.51m x 2.44m)

Study - 8'0" x 6'1" (2.44m x 1.87m)

Utility / Storage Room - 16'4" x 9'10" (4.97m x 3.01m)

Bedroom One - 13'9" x 11'11" (4.19m x 3.64m)

Bedroom Two - 12'8" x 10'0" (3.86m x 3.05m)

Bedroom Three - 11'11" x 7'11" (3.64m x 2.41m)

Bedroom Four - 9'1" x 7'11" (2.77m x 2.41m)

ENERGY PERFORMANCE CERTIFICATE

The current EPC rating is a B (85) with a potential of a B (85) which is valid until September 2036

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.

NO ONWARD CHAIN

VIEWING

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

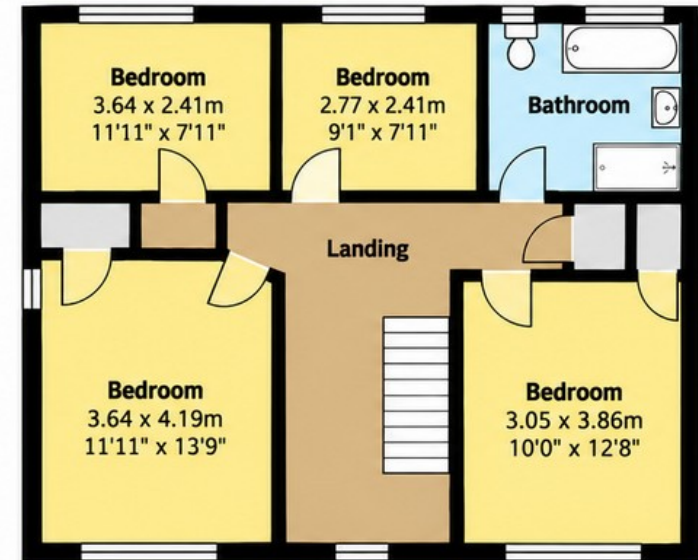








GROUND FLOOR



FIRST FLOOR

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Total Area: 184.0 m² ... 1981 ft²

All measurements are approximate and for display purposes only.
Plan produced using a professional floor plan service.