

Scott Beckett
Estate Agents







19 Rosebery Road, Felixstowe, IP11 7JR

£575,000 FREEHOLD

Located in one of Felixstowe's most sought after residential roads in Old Felixstowe close to the town centre and seafront is this beautifully presented and extended three bedroom detached chalet style home.

Finished with a clad exterior this modern home further benefits from ample off road parking, a south facing private rear garden and views over the tennis courts and partial sea views from the first floor.

Further benefits include a modern kitchen, two modern bathrooms and the property is very energy efficient with the benefit of solar panels and an EV charger.

The accommodation in brief comprises entrance porch, entrance hallway, lounge/diner, kitchen, two bedrooms an a shower room, upstairs is a first floor landing/dressing area, bedroom one and bathroom. Heating is supplied in the form of gas fired central heating via a modern Vaillant combi-boiler and windows are of double glazed construction.

Rosebery Road is a small but established popular road in Old Felixstowe being accessed from Brook Lane which in turn leads to the seafront at The Fludyers, and Bath Road which is the home to Felixstowe Lawn Tennis Club. Felixstowe town centre is also a short distance away.

A viewing is highly recommended to appreciate the modern and spacious accommodation on offer.

ENTRANCE DOOR
Opening into :-

ENTRANCE PORCH 4' 7" x 3' 11" (1.4m x 1.19m)
Tiled flooring, door into rear garden and further door opening into :-

ENTRANCE HALLWAY
Karndean flooring, two radiators, two windows to side aspect, stairs leading up to the first floor with an understairs storage cupboard and doors to :-

LOUNGE/DINER 19' 2" x 17' 9" (5.84m x 5.41m)
Karndean flooring, two radiators, TV point, triple aspect windows to both sides and rear aspect with French doors opening out onto the rear garden.

KITCHEN 12' x 10' 4" (3.66m x 3.15m)
Modern re-fitted kitchen comprising fitted worktops with matching upstand, high gloss storage units above and matching units and drawers below, stainless steel Franke sink unit with mixer tap and single drainer, full range of integrated appliances such as fridge/freezer, dishwasher, washing machine, integrated Range cooker with a five ring gas hob above, Anthracite vertical radiator, pantry cupboard, window to rear aspect, spotlights, under counter and kickboard lighting.

BEDROOM TWO 11' 10" x 10' 4" (3.61m x 3.15m)
Currently being used as a dining room. Radiator, picture rail, window to front aspect.

BEDROOM THREE 9' 10" x 9' 10" into wardrobe (3m x 3m)
Radiator, window to front aspect, wall lined fitted wardrobes with sliding doors.

SHOWER ROOM 8' 10" x 5' 7" (2.69m x 1.7m)
Modern re-fitted suite comprising low level WC, vanity wash hand basin, double width walk in shower with twin shower over, heated towel rail, Karndean flooring, shaver point, extractor, two obscured windows to side aspect.

FIRST FLOOR LANDING/DRESSING AREA 18' 3" x 8' 9" (5.56m x 2.67m)
Radiator, Velux window to side aspect, wall lined fitted wardrobes with sliding doors, airing cupboard with further access to eaves storage and doors to :-

BEDROOM ONE 11' 7" x 10' 5" (3.53m x 3.18m)
Radiator, window to rear aspect with partial sea views and overlooks Felixstowe Lawn Tennis club.

BATHROOM 11' 3" x 10' 2" (3.43m x 3.1m)
Modern suite comprising low level WC, vanity wash hand basin with mixer tap and storage cupboard below, freestanding bath with central mixer tap and shower head attachment, extractor, radiator, window to front aspect.

OUTSIDE
To the front of the property there is a resin driveway enabling off road parking, additionally there is also an EV charger, side access gate and a resin pathway leading to the entrance door.

The rear garden is of south elevation, is enclosed by fencing and is mainly laid to lawn with plant and shrub border. Upon entering from the lounge/diner there is a decking area with steps leading down to a further area laid with slate shingle and a shingle pathway leading to a wooden pergola and timber storage shed. Down the side of the property there is also a brick built store, a further store housing the Vaillant combi boiler and solar panel battery unit.

COUNCIL TAX
Band 'D'













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The Property Ombudsman



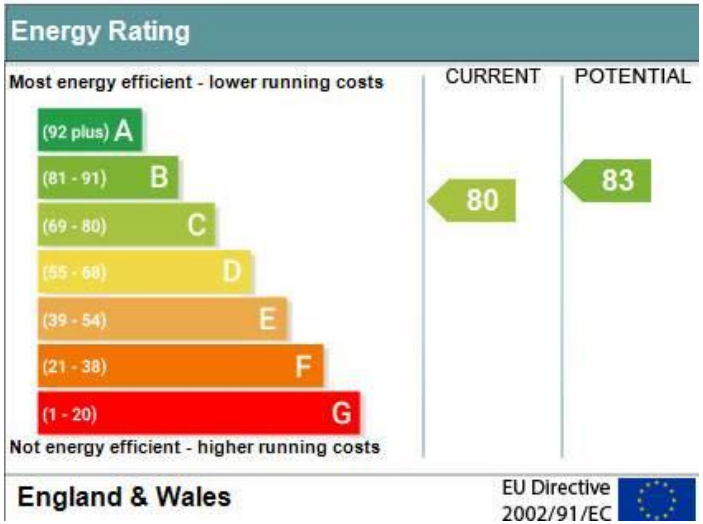


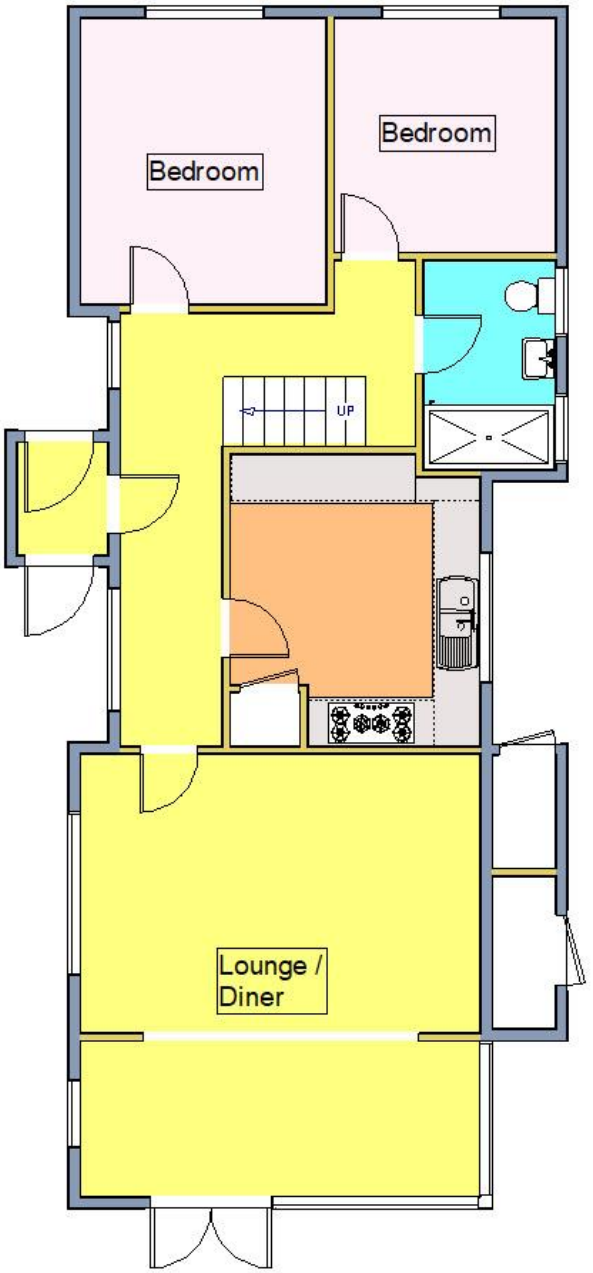


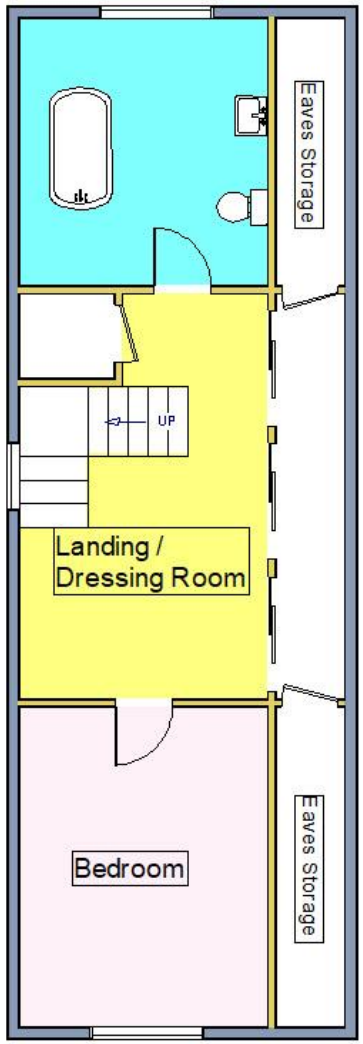


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