



3 Beatrice Avenue, Felixstowe, Suffolk, IP11 9HA

£560,000 DETACHED CHALET CLOSE TO TOWN CENTRE

**DIAMOND
MILLS**

Established 1908

Ideally situated for access to the town centre and railway station, a rarely available, detached, four bedroom chalet boasting ample off street parking, two garages and an enclosed west facing rear garden. Offered for sale with vacant possession, no onward chain.

This individual chalet offers versatile accommodation and an abundance of built in storage on both floors and both garages can be accessed internally.

The property is equipped with a gas fired central heating system to radiators and all windows are of UPVC double glazed sealed units. The exterior of the property can be easily maintained with a smooth render on the front elevation beneath a slate tile roof and plastic soffits and guttering.

Beatrice Avenue is a sought after tree-lined road, just a short walk to Felixstowe town centre, Hamilton Road. There's a selection of shops, theatre ,bars, restaurants and recreational facilities including a leisure centre, tennis club, golf club, hockey club, rugby club and cricket club. The seafront is within short distance and offers 4 miles of beach that runs from Landguard Point with its 18th Century fort to Felixstowe Ferry; which is a charming fishing hamlet and home to Felixstowe Ferry Sailing Club as well as the infamous Tolly Cobbold public house, The Ferry Boat Inn.

UPVC DOUBLE GLAZED ENTRANCE DOOR WITH MATCHING PANELS BOTH SIDES TO:-

ENTRANCE PORCH

Tiled floor. Further door to:-

ENTRANCE HALL

Fitted carpet. Built in storage cupboards and a further storage cupboard under the staircase.

GROUND FLOOR CLOAKROOM WC

Vinyl flooring. White suite comprising low level WC, pedestal wash hand basin. Window to rear.

KITCHEN

11' 4" x 9' 5" (3.45m x 2.87m) Vinyl flooring. Radiator. Fitted kitchen consisting of a range of eye and base level units with Granite work tops and upstands with tiled splash backs above. Inset four ring induction hob with extractor hood over. Fitted one and a half bowl sink with drainer. Built in NEFF double oven. Space for dishwasher. Window to rear aspect. Door to:-

HALL

Tiled floor. Doorways to:-

UTILITY ROOM

Space for appliances. Window to rear. Door to:-

GARAGE NO.2

19' 00" x 8' 9" (5.79m x 2.67m) Light and power connected. Electronic up and over door to front. Plumbing for washing machine and tumble dryer. Wall mounted gas fired boiler.

CONSERVATORY (OFF HALL)

22' 7" x 12' 6" (6.88m x 3.81m) Of UPVC double glazed construction. Vinyl flooring and jacuzzi. Sliding doors to rear garden.

L SHAPED LOUNGE DINER

32' 8" MAX x 19' 4" MAX (9.96m x 5.89m) Fitted carpet. Two radiators. Windows to front and side aspects. Electric feature fire (not tested). French doors to rear garden. Door to:-

STUDY/POTENTIAL BEDROOM

12' 11" x 8' 10" (3.94m x 2.69m) Vinyl flooring. Radiator. Two doors providing access to the rear garden. Internal door leading to:-

GARAGE NO.1

18' 8" x 12' 11" (5.69m x 3.94m) Light and power connected.
Electronic up and over door to front.

FIRST FLOOR LANDING

Fitted carpet. Two built in double storage cupboards. Loft access.
Coving. Doors off to:-

BEDROOM (EAST)

13' 6" x 10' 11" (4.11m x 3.33m) Fitted carpet. Radiator. Built in sliding wardrobes. Window to front aspect. Access to eaves storage.

BEDROOM (WEST)

11' 8" x 10' 8" (3.56m x 3.25m) Fitted carpet. Radiator. Fitted wardrobes. Fitted bedroom furniture. Coving. Access to eaves storage.

DRESSING ROOM/BEDROOM

12' 8" x 10' 7" (3.86m x 3.23m) T shaped room. Fitted carpet. Radiator. Window to front aspect. Mirrored built in wardrobes.

FAMILY BATHROOM

Lino flooring. White and cream suite comprising vanity wash hand basin, low level WC, bath, walk in shower cubicle, fully tiled walls, obscured window to side aspect. Heated towel rail.

BEDROOM (NORTH WEST)

14' 00" x 12' 8" (4.27m x 3.86m) Fitted carpet. Radiator. Window to front aspect. Door to:-

ENSUITE SHOWER ROOM

Lino flooring. White suite comprising low level WC, corner vanity wash hand basin, shower cubicle, obscured window to front aspect. Heated towel rail.

OUTSIDE

To the front of the property is a block paved 'In and Out' driveway with two lockable steel gates providing access to off street parking for a number of vehicles and there is a pedestrian gate providing access down both sides of the chalet, to the rear garden. There is a brick built wall on the front boundary.

The rear garden is fully enclosed and predominately west facing with fencing, shrubs and hedging to boundaries. There is a patio seating area adjoining the rear of the chalet with an outside water tap. The rear garden is mainly laid to lawn and included in the sale is a greenhouse and two timber garden sheds.

COUNCIL TAX BAND

Band E.

ENERGY PERFORMANCE CERTIFICATE

The current energy efficiency rating is D (61) with a potential rating of C (75) and the current energy performance certificate is valid until 3rd April 2034.

COUNCIL TAX BAND

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.



