



35 Beatrice Avenue , Felixstowe, Suffolk, IP11 9HB

£795,000 CHAIN FREE HOUSE ON DOUBLE PLOT

**DIAMOND
MILLS**

Established 1908

Situated in a highly sought-after avenue within walking distance to Felixstowe's town centre and sea front, this superbly presented modernised detached family home is offered for sale with NO ONWARD CHAIN. The four bedroom property benefits from spacious accommodation throughout, a beautifully landscaped South West rear garden, and an in out driveway with both double and single garages.

ENTRANCE HALL

14' 10" x 8' 6" (4.52m x 2.59m) UPVC double glazed entry door with side panel windows. Staircase rising to first floor. Radiator. Doors off to:

KITCHEN

14' 0" x 9' 10" (4.27m x 3m) Fitted with a range of Cherry wood finished wall and base level units with black marble effect work surfaces. Double bowl stainless steel sink unit with mixer tap. Five ring Bosch gas hob with stainless steel cooker hood over. Mid height double oven and additional under counter oven. Space and plumbing for dish washer. Tiled splash backs. Radiator. Window to front aspect and a further window to side aspect. Opening through to:

BREAKFAST ROOM

15' 0" x 12' 0" (4.57m x 3.66m) Fitted with a range of Cherry wood finished wall and base level units with black marble effect work surfaces. Peninsular breakfast bar. Feature fireplace (closed). Tiled splash backs. UPVC double glazed leading out to patio and rear garden, with matching side panel windows.

REAR LOBBY

Door from Kitchen. Radiator. UPVC double glazed door leading out to the North side of the property. Door leading to:

CLOAKROOM

Fitted with low level W.C. and wash hand basin. Radiator. Tiled walls. Obscured window to rear aspect.

UTILITY ROOM

Fitted work surface with space and plumbing for automatic washing machine. Fitted cupboards. Wall mounted Baxi combination boiler.

LIVING ROOM

20' 10" x 13' 0" (6.35m x 3.96m) Window to front aspect. Two radiators. Feature fire place (gas, untested). Double doors leading through to garden room. Door leading through to:

DINING ROOM

16' 1" x 14' 6" (4.9m x 4.42m) Bow window to front aspect. Radiator. Double doors leading through to:

GARDEN ROOM

28' 8" x 28' 8" (8.74m x 8.74m) overall. 28'8" x 19' + 14'6" x 9'5" L-Shaped. Windows to side and rear aspects. Two sets of double doors leading out into the rear garden. Karndean flooring. Three radiators. Built in cupboard housing Baxi combination boiler supplying central heating and domestic hot water to Garden Room, Dining Room, Master Bedroom and En-Suite Shower Room.

FIRST FLOOR LANDING

Windows to front aspect. Two radiators. Doors off to:

MASTER BEDROOM

24' 8" x 14' 7" narrowing to 8'3" (7.52m x 4.44m) Windows to front, side and rear aspects. Two radiators. Recessed spotlights. Dressing area fitted with a range of Pear wood finished bedroom units and dressing table providing ample wardrobe and drawer space. Door through to:

ENSUITE SHOWER ROOM

Fitted with a three piece white suite comprising double shower cubicle, low level W.C. and wash hand basin with fitted cupboard surround. Chrome towel radiator. Tiled walls. Obscured window to rear aspect.

BEDROOM TWO

15' 4" x 13' 0" (4.67m x 3.96m) Window to rear aspect. Radiator.

BEDROOM THREE

12' 5" x 15' 0" (3.78m x 4.57m) Window to rear aspect. Radiator. Built in Pear wood units.

BEDROOM FOUR

11' 0" x 9' 9" maximum (3.35m x 2.97m) L-Shaped. Window to front aspect. Radiator. Built in Pear wood wardrobe unit. Radiator.

BATHROOM

9' 9" x 9' 5" (2.97m x 2.87m) Fitted with a Victorian style four piece suite with gold effect fittings, comprising roll top bath with mixer tap and hand held shower attachment, corner shower enclosure with Mira shower, pedestal wash hand basin and low level W.C. Part tiled walls. Access to roof space. Radiator. Built in airing cupboard housing hot water cylinder. Obscured windows to side and rear aspects.

OUTSIDE

The property is set back from the road and benefits from an in-out block paved driveway. There is a double garage attached to the South side of the property and a detached single garage on the North side. There is gated pedestrian access to the:

REAR GARDEN

The private and enclosed South-West facing rear garden has been attractively landscaped, with spacious split level patio and decking area, ornamental fishpond, lawn area and established shrub and tree borders.

ATTACHED DOUBLE GARAGE

23' 2" x 18' 10" (7.06m x 5.74m) Electric up and over door. Power and light connected. Window to rear and double glazed courtesy door to rear garden.

SINGLE GARAGE

19' 10" x 10' 2" (6.05m x 3.1m) Double doors. Power and light connected. Courtesy door to garden.

ENERGY PERFORMANCE CERTIFICATE

This property has a current energy rating of C (71) with a potential rating of C (77) valid until 24th June 2033.

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

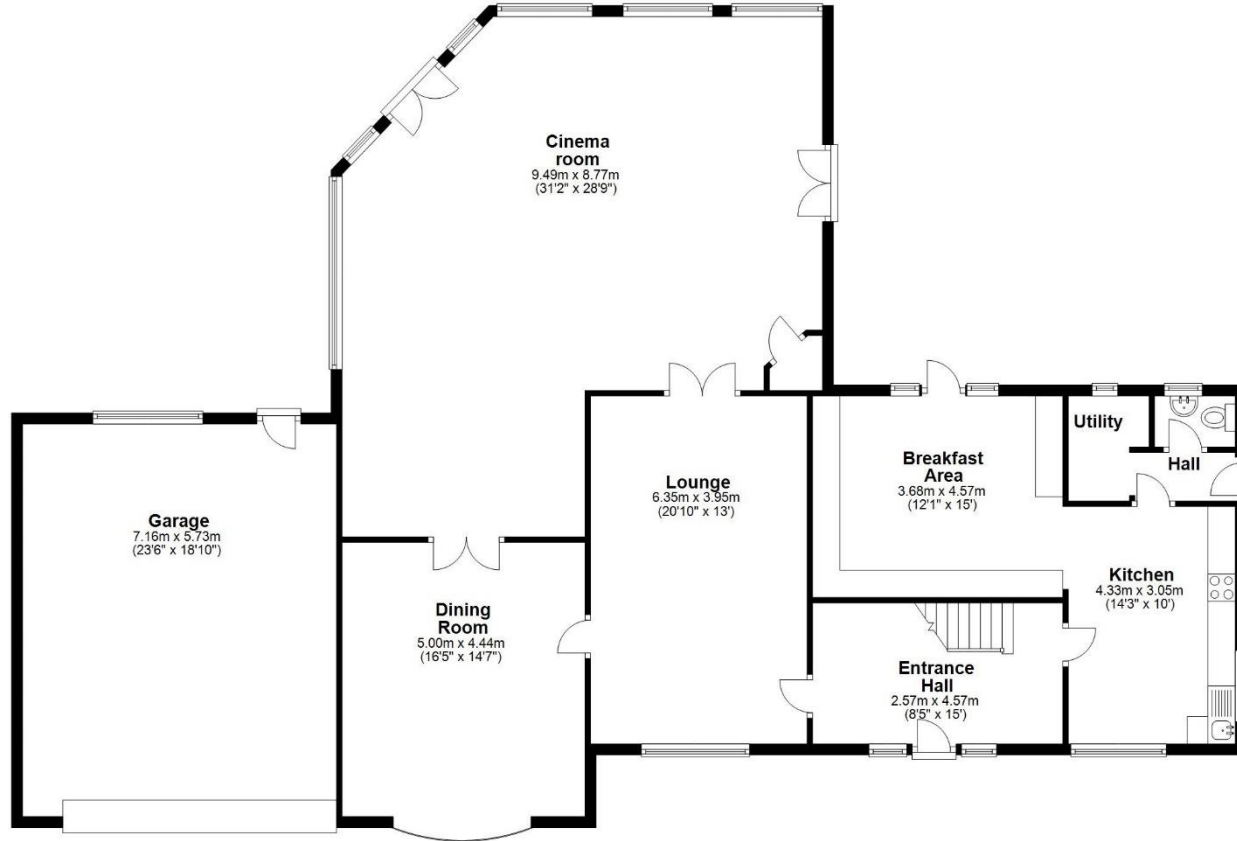
VIEWING

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



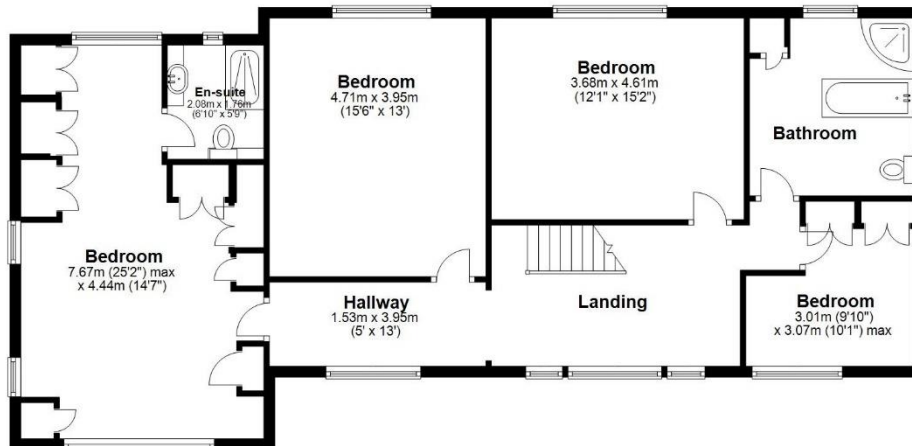
Ground Floor

Approx. 208.2 sq. metres (2240.8 sq. feet)



First Floor

Approx. 107.1 sq. metres (1153.3 sq. feet)



Total area: approx. 334.5 sq. metres (3600.9 sq. feet)