



36 Newry Avenue, Felixstowe, Suffolk, IP11 7RY

£415,000 STUNNING SEMI DETACHED CHALET

**DIAMOND
MILLS**

Established 1908

A rarely available semi detached chalet bungalow dating back to the 1930's, having been maintained to an excellent standard and boasting a magnificent single storey extension with a lantern roof, offered for sale with no onward chain.

ENTRANCE DOOR WITH MATCHING SIDE PANEL TO:-

ENTRANCE HALL

Built in cupboard housing 170L water tank and water softener. Shoe cupboard housing consumer unit and electric meter. Staircase to first floor.

SITTING ROOM

12' 5" x 12' 1" (3.78m x 3.68m) Radiator. Triple glazed bay window with integral blind. Inset wood burner with tiled hearth and oak mantelpiece. Coving.

GROUND FLOOR BEDROOM

13' 00" x 8' 3" (3.96m x 2.51m) Radiator. Fitted wardrobes. Window to front aspect. Coving.

GROUND BATHROOM

Fully tiled floor and walls. White suite comprising low level WC, vanity wash hand basin, separate bath tub, wet room style shower with glass screen and rainwater shower fitment. Bathroom mirrored cabinet. Heated towel rail. Two obscured windows to side aspect.

LIVING ROOM

13' 11" x 10' 8" (4.24m x 3.25m) Gas fire (tested) with Granite surround and hearth. Double opening to:-

KITCHEN DINER

19' 10" x 15' 11" (6.05m x 4.85m) Tiled floor with under floor heating. Contemporary kitchen consisting of a range of eye and base level handleless gloss units with Granite work tops and upstands. Range master cooker (gas hob and electric oven) stainless steel extractor hood over. Space for fridge freezer. Hotpoint dishwasher integrated. Hotpoint washing machine installed December 2023. Wall mounted Vaillant gas fired condensing boiler installed 2014, serviced annually. One and a half inset stainless steel sink with Brita filter tap. Breakfast bar. Wine cooler. Incorporating a single storey extension with lantern roof with self cleaning glass and a thirty per cent tint. Bi folding doors with integrated blinds opening onto garden. Door to:-

PASSAGE

Door to rear and front aspect which leads to outside passage with outside water tap, bin storage area and secured wooden gate.

FIRST FLOOR ACCOMMODATION

BEDROOM

13' 3" x 11' 11" (4.04m x 3.63m) Radiator. Fitted wardrobes (one of which providing access to loft storage space). Two Velux sky lights with blinds. Personal WC with vanity wash hand basin with tiled splash back and low level WC. Part tiled walls. Sloped ceilings.

BEDROOM OR STUDY

9' 1" x 6' 7" (2.77m x 2.01m) Window to front aspect. Single bedroom. Door to:-

ATTIC BEDROOM

12' 8" x 11' 7" (3.86m x 3.53m) Flexible space which can be used as an office space, child's playroom, storage etc. With radiator and Velux sky light.

TO THE FRONT

To the front of the property is a paved driveway providing off street parking for a number of vehicles and there is potential for an external electric car charging point. The main entrance to the property is on the east side.

REAR GARDEN

The rear garden is of a generous size and is fully enclosed by fencing. There is also a patio area adjoining the rear of the house. The current owner has landscaped the garden over the years to create a natural, private garden with a lawn to the centre and being well stocked with a wide range of shrubs and trees to include pear, apple and plum and fig trees. There are also silver birch, maple and bay leaf trees. There is a further patio area with a Pergola halfway down the garden and at the end of the garden is a good size garden shed with potential to be converted into a garden/games room currently measuring approximately 21'3" by 10'10".



COUNCIL TAX BAND

Band C.

ENERGY PERFORMANCE CERTIFICATE

The current energy performance rating is C (70) with a potential rating of B (81) and the current energy performance certificate for this property is valid until 5th June 2034.

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.

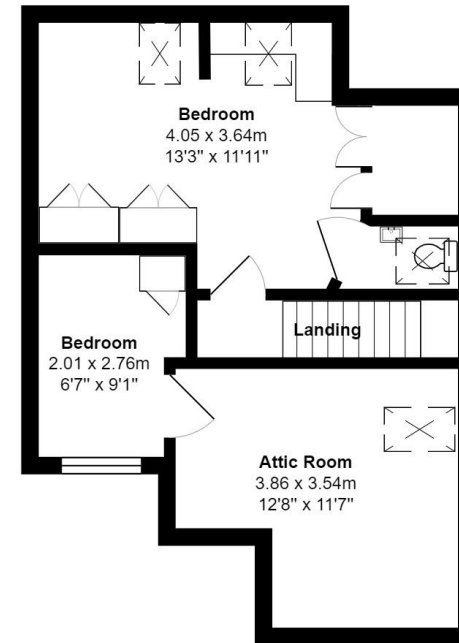
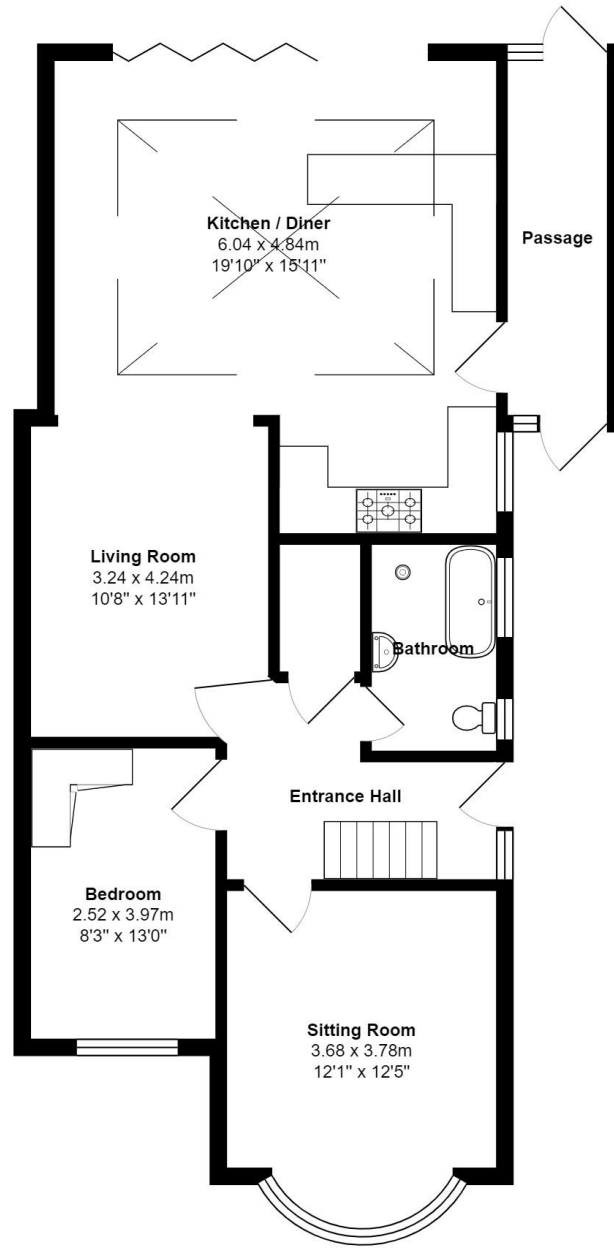
VACANT POSSESSION ON COMPLETION

VIEWING

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







Total Area: 138.1 m² ... 1487 ft²

All measurements are approximate and for display purposes only