



70 Rosemary Avenue, Felixstowe, Suffolk, IP11 9HN

£550,000 FREEHOLD

**DIAMOND
MILLS**

Established 1908

Situated in a sought after road of Old Felixstowe, an extended two bedroom and two bathroom detached bungalow boasting an established garden with wooden cabin and ten solar panels on the main roof of the property.

FRONT ENTRANCE (ON SOUTH SIDE OF BUNGALOW)

Double UPVC doors to:-

ENTRANCE PORCH

Quarry tiled floor. UPVC double glazed and matching side panel to:-

ENTRANCE HALL

9' 2" x 5' 2" (2.79m x 1.57m) Tiled floor. Radiator. Loft access. Doors off to:-

BEDROOM TWO

11' 2" x 6' 10" (3.4m x 2.08m) Radiator. Window to side aspect. Coving.

LIVING ROOM

15' 11" x 13' 9" (4.85m x 4.19m) Radiator. Gas fire with marble surround and hearth. Window to front aspect. Coving. Door to:-

CONSERVATORY

11' 2" x 9' 5" (3.4m x 2.87m) Of brick and UPVC construction. Windows to side, front and rear aspect. French doors to rear garden. Air conditioner unit.

DINING ROOM

15' 3" x 10' 10" (4.65m x 3.3m) Tiled floor. Radiator. French doors to rear garden. Coving. Airing cupboard with BAXI combi boiler (serviced annually). Door to:-

BATHROOM

Modern white suite comprising low level WC with hidden cistern, vanity wash hand basin, bath unit with shower hose, part tiled walls, heated towel rail, obscured window to side aspect. Extractor fan. Spotlights. Coving.

KITCHEN

10' 10" x 10' 10" (3.3m x 3.3m) Tiled floor. Contemporary fitted kitchen with Granite work tops, tiled splash backs, one and a half bowl sink, built in double oven, four ring gas hob with extractor over, plumbing for automatic washing machine and dishwasher. Space for fridge freezer. Vertical radiator. Window to side aspect. Obscured single door to outside. Coving. Smoke alarm.

BEDROOM ONE

17' 00" x 11' 10" (5.18m x 3.61m) Radiator. Two windows to front aspect. Dressing room area. Built in wardrobe. Coving. Bi-folding doors to:-

ENSUITE SHOWER ROOM

Contemporary white suite comprising low level WC, pedestal wash hand basin, shower cubicle, chrome heated towel rail, part tiled walls, obscured window to rear aspect. Coving. Extractor fan.

GARAGE

15' 6" x 8' 00" (4.72m x 2.44m) Light and power connected. New roof in the past 5 years from July 2024. Service door to rear garden.

OUTSIDE

The property boasts well maintained and established east and west facing gardens and offering a good degree of privacy with fencing to boundaries. The garden is mainly laid to lawn and is well stocked with a variety of small trees, plants, shrubs, a 6x6 greenhouse and a small pond. There is pedestrian access on both sides of the bungalow and there is a bespoke garden cabin with power connected included in the sale. There is one external water tap connected to the property and water butts connected to the side of the garden cabin.

To the front of the property there is a block paved driveway providing off street parking which leads to the garage. Adjacent to the driveway is a landscaped area with red stones, shrubs and features a monkey puzzle tree. There is a brick built wall to the front boundary.

ENERGY PERFORMANCE CERTIFICATE

The current energy performance rating is C (74) with a potential rating of C (79) and the current EPC is valid until 10th July 2034.

COUNCIL TAX BAND

Band D.

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.**





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