



23 Dains Place, Trimley St. Mary, Felixstowe, IP11 0XQ

£242,500 FREEHOLD

A modern well presented semi detached house, offered for sale with no onward chain and vacant possession upon completion.

The accommodation briefly comprises entrance hall, lounge, kitchen / dining room, three bedrooms and first floor bathroom.

Further benefits include gas fired central heating via radiators with a modern boiler, UPVC double glazed windows, enclosed garden and single garage with driveway enabling off street parking for a further vehicle.

Dains Place is a residential cul-de-sac on the Faulkeners Way development convenient for nearby schools and public transport including rails links via the Trimley Station and bus services with connections to Felixstowe and the county town of Ipswich.

UPVC double glazed entrance door opening to:-

ENTRANCE HALL Staircase leading to the first floor, electronic central heating programmer, laminate wood plank effect flooring, door to:-

LOUNGE 13' 3" x 12' 7" (4.04m x 3.84m)

Laminate wood plank effect flooring, radiator, T.V point, telephone point, under stairs storage cupboard, smoke alarm, UPVC double glazed window to the front aspect, UPVC double glazed window to the side aspect, door to:-

KITCHEN / DINING ROOM 15' 10" x 9' 10" (4.83m x 3m)

Fitted with a range of modern units comprising base cupboard and drawers with wood block effect worktops over, inset stainless steel single drainer one and a half bowl sink unit with mixer tap, tiled splashbacks, matching eye level cupboards with under cupboard lighting, space and plumbing for automatic washing machine, cupboard housing wall mounted Gloworm gas fired boiler, radiator, laminate wood plank effect flooring, UPVC double glazed window to the rear aspect, UPVC double glazed French doors opening onto the rear garden.

FIRST FLOOR LANDING Smoke alarm, built-in airing cupboard housing pre-insulated lagged hot water cylinder, pine slatted shelves.

BEDROOM 1. 13' 3" x 8' 8" (4.04m x 2.64m)

Radiator, UPVC double glazed window to the side aspect.

BEDROOM 2. 10' 2" x 9' 10" (3.1m x 3m)

Access to loft space, radiator, UPVC double glazed window to the rear aspect.

BEDROOM 3. (L-SHAPED) 10' 3" max x 7' 2" max (3.12m x 2.18m)

Radiator, UPVC double glazed window to the front aspect.

BATHROOM

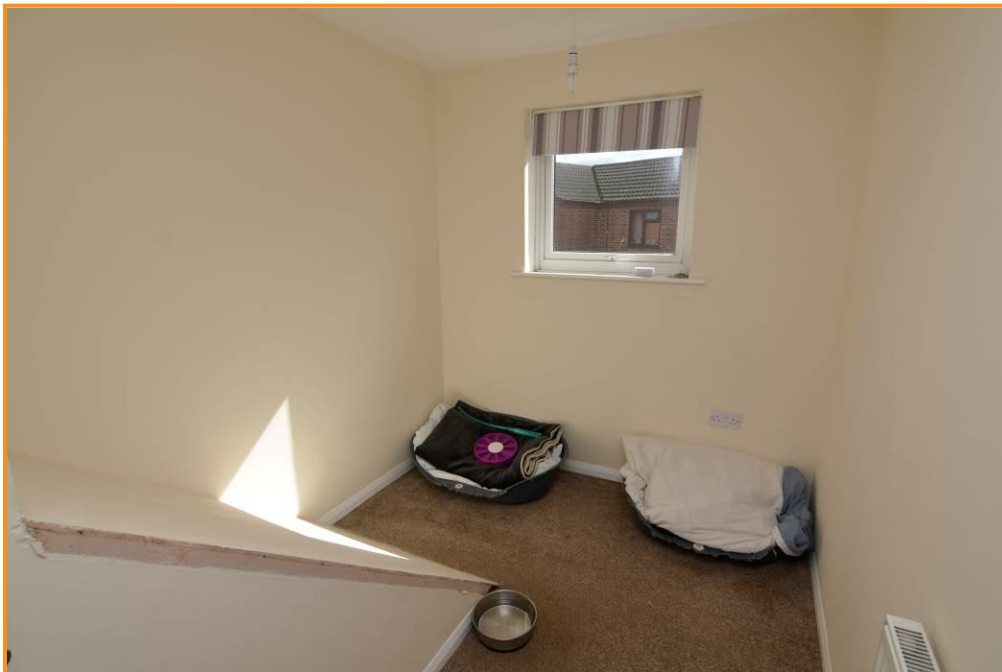
Modern white suite comprising panelled bath with Triton shower unit over, wash hand basin with mixer tap, low level W.C., fully tiled walls, chrome heated towel rail / radiator, UPVC double glazed window to the rear aspect.

OUTSIDE

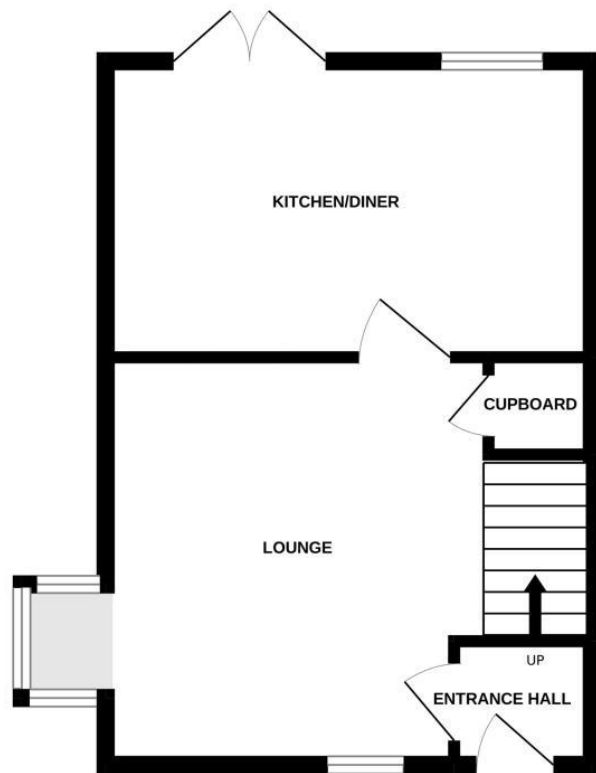
The property is approached via a pathway leading from Dains Place with the front garden being open plan style with lawn, pathway leading to the entrance door, side gate leading to the rear garden.

To the rear of the property there is a paved patio, lawn external light, additional paving, secure boundaries, personal door enabling access to a single garage 16' 8" x 8' 3" with up and over door and vehicle access via a driveway on Dains Place.

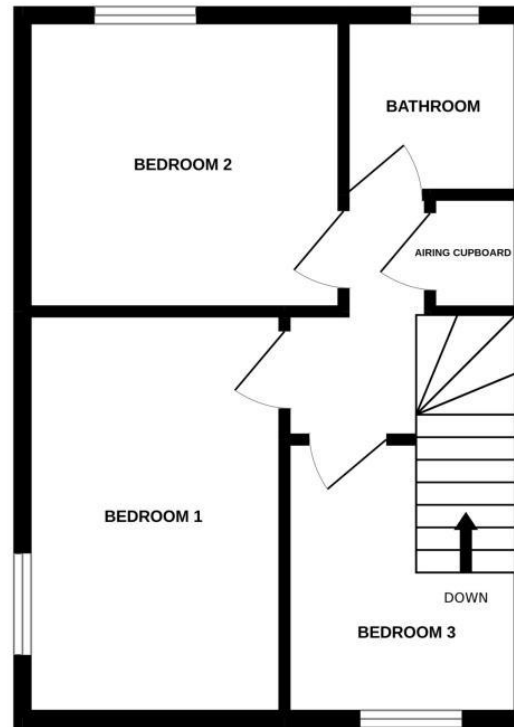




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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