



7 Woodlands Avenue, Trimley St. Mary, Felixstowe, IP11 0AB

**£250,000 FREEHOLD**

**DIAMOND  
MILLS**

*Established 1908*



## Modern Family Home in Popular Village Location

**A superb opportunity to acquire a well-presented and modern 2-bedroom home situated in the sought-after village of Trimley St. Mary. Offering bright, airy accommodation and excellent local amenities, this property is perfect for first-time buyers, young families, or those looking to downsize to a convenient, community-focused location.**

### ✦ Key Features:

**Popular Village Location:** Enjoy the benefits of village life with a strong sense of community.

**Well Presented Accommodation:** Ready to move straight into, featuring a modern aesthetic.

**Cloakroom:** Essential downstairs WC for family convenience.

**Two Off-Road Parking Spaces:** Valuable dedicated parking for two vehicles.

**Gas Central Heating:** Efficient and reliable heating system.

**Close to Local Amenities & Schools:** Everything you need is on your doorstep.

**Light and Airy Accommodation:** Generous windows create a bright, welcoming interior.

### 🏠 Internal Accommodation:

The property boasts an exceptionally light and airy feel throughout. The welcoming entrance leads through to the main living area. A modern eat-in kitchen with integrated appliances. The ground floor also benefits from a convenient downstairs cloakroom/WC and ample storage under stairs.

The main living space is generously sized, offering plenty of room for relaxation and entertaining. The modern kitchen/dining room is the heart of the home, featuring a range of fitted units and integrated appliances providing a fantastic social space with easy access to the rear garden.

Upstairs, you will find 2 well-proportioned bedrooms. A modern family bathroom completes the first floor.

### 🌳 External Details;

To the front of the property, there is curb appeal and a pathway leading to the front door. Crucially, the home includes two dedicated off-road parking spaces. The rear garden is an enclosed space, often landscaped, providing a secure and pleasant area for children, pets, or outdoor entertaining.

## ENTRANCE LEADING TO:

### LIVING ROOM

12' 5" x 12' 9" (3.78m x 3.89m)

### EAT-IN KITCHEN

9' 0" x 10' 6" (2.74m x 3.2m)

### CLOAKROOM

3' 1" x 5' 0" (0.94m x 1.52m)

### PRIMARY BEDROOM

10' 6" x 8' 3" (3.2m x 2.51m)

### BEDROOM

12' 5" x 8' 10" (3.78m x 2.69m)

### BATHROOM

5' 6" x 7' 1" (1.68m x 2.16m)

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### **COUNCIL TAX BAND**

B

### **MANAGEMENT FEE**

£180 P/A

### **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**

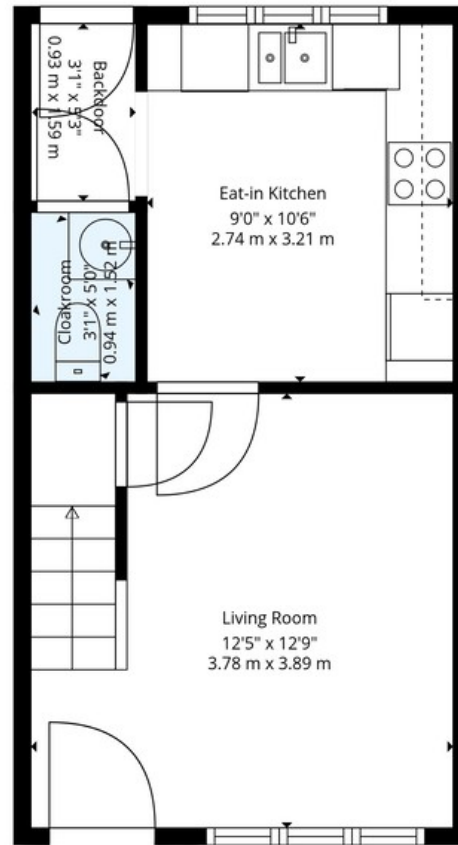
By prior appointment with the vendors agents -  
**DIAMOND MILLS & CO. (01394) 282281.**



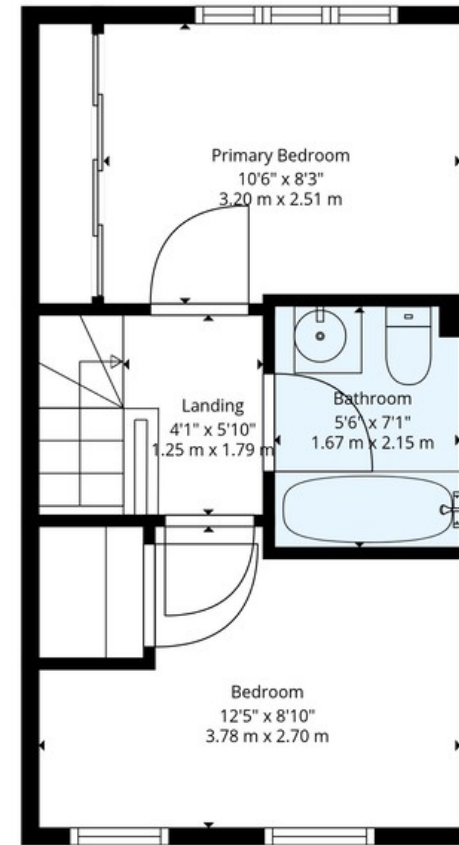






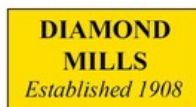


1st Floor



2nd Floor

**7 Woodlands Ave**



**TOTAL: 586 sq. ft, 54 m2**  
 1st floor: 293 sq. ft, 27 m2, 2nd floor: 293 sq. ft, 27 m2  
 EXCLUDED AREAS: UNDEFINED: 16 sq. ft, 1 m2, WALLS: 74 sq. ft, 8 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.