

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
92-100	<b>A</b>		<b>97</b>
81-91	<b>B</b>	<b>82</b>	
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

To arrange a viewing of this property, or book a free valuation of your home call 01394 282828

PROPERTY MISDESCRIPTIONS ACT 1991 - All buyers should make their own enquiries into the suitability, operation and safety of all fixtures, fittings and appliances. The wording, pictures, plans and measurements advertised here are intended as guidance only. Nicholas Estates Ltd has not carried out a survey on this property and offers no guarantees or warranty. All information given should be considered incorrect, the validity of ownership of land and property should be verified by your own solicitors.

[WWW.NICHOLASESTATES.CO.UK](http://WWW.NICHOLASESTATES.CO.UK)



## Cowpasture Drive, Felixstowe

£250,000

2 Bedroom(s)    1 Bathroom(s)    1 Reception(s)

**NICHOLAS**  
ESTATES

[WWW.NICHOLASESTATES.CO.UK](http://WWW.NICHOLASESTATES.CO.UK)

## Property Description

An immaculate two double bedroom semi-detached house situated in the new Trelawny Place development finished in 2022 with 8 years NHBC remaining. The accommodation comprises, entrance hall, cloakroom, open plan kitchen/living area with double doors leading to the landscaped, fully enclosed rear garden. The first floor offers two double bedrooms and bathroom. Outside the property benefits a driveway for 2 cars and a landscaped frontage with path to front door. The property has been finished to a high standard with high quality carpets and LTV flooring throughout and oak balustrades to the stairs.

## Features Include

Two Double Bedrooms  
Open Plan Living Area  
Fully Enclosed Landscaped Garden

## Also...

Built in 2022 - 8 Year NHBC Remaining  
Off Road Parking



## Main accommodation

### Entrance Hall

Front aspect double glazed door, LVT flooring, radiator and door to;

### Cloakroom

Low level flush w/c, hand wash basin, radiator, extractor fan and LVT flooring.

### Open Plan Living Area

Kitchen Feet: 10' 0" x 9' 5" | Meters: 3.05 x 2.87

Front aspect double glazed window, LTV flooring, work surface with 10.5 bowl sink & drainer, integral fridge/freezer and washing machine, 4 ring gas hob, electric oven and wall mounted gas fired boiler.

Lounge Feet: 14' 8" x 12' 7" | Meters: 4.47 x 3.84

Rear aspect double glazed double doors, LTV flooring, radiator and oak staircase,

### Landing

Carpet, doors to;

Bedroom 1 Feet: 10' 2" x 9' 7" | Meters: 3.10 x 2.92

Rear aspect double glazed window, radiator, carpet, built in cupboard and walk in wardrobe.

Bedroom 2 Feet: 12' 7" x 7' 0" | Meters: 3.84 x 2.13

Two front aspect double glazed windows, radiator and carpet.

### Bathroom

Side aspect double glazed window, low level flush w/c, hand wash basin, panelled bath with tiles surround and shower over, extractor fan and LVT flooring.

