




Guide price £349,750
Eaton Close, Trimley St Mary, IP11



 3

Bedrooms

 1

Bathroom

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS |
enquiries@wainwrights.co.uk

01394 275276



No Chain. Ample off road parking. Village location. Good sized grounds set on a Corner plot. Beautifully presented throughout. Separate Dining room. Fully re-wired. Potential for further development (STPP). New windows & Boiler. Walking distance to Trimley Station. Downstairs Cloakroom. Decorated to a high standard.

Wainwrights are pleased to offer for sale this beautifully presented three bedroom, semi-detached family home, located in the popular village of Trimley St Mary, on the outskirts of Felixstowe. The property has recently been improved considerably, with new UPVC doors and windows, re-wiring and a completely new boiler and gas central heating system. The house occupies a generous sized corner plot, providing ample driveway parking and a large garden which benefits from sunshine throughout the day. The nearby train station is a short walk away and offers regular trains into Felixstowe and Ipswich, with onward connections to London Liverpool St., and beyond. There are a host of local countryside walks and trails to choose from and there is easy road access to the A14. This stunning property is decorated to a high standard throughout and an early viewing is highly recommended.

Entrance Hallway *3.15m x 3.00m (10' 4" x 9' 10")*

Upvc double glazed front entrance door, upvc double glazed window to side aspect, built in storage cupboard, half turn staircase rising to first floor, door to lounge, contemporary glazed double doors through to dining room.

Reception Room *4.90m x 3.15m (16' 1" x 10' 4")*

Upvc double glazed window to front aspect, fireplace with tiled hearth and oak style mantle with contemporary wrought iron brackets. Tv point. Radiator.

Dining Room *3.10m x 2.74m (10' 2" x 9')*

Stylish glazed double doors from hallway, opening through to inner hallway with upvc double glazed doors leading to patio area and garden.

Downstairs Cloakroom

Upvc double glazed window to rear aspect, low level flush wc, vanity hand wash basin with cupboard under and tiled splash back, heated towel rail.

Kitchen *4.67m x 3.18m (15' 4" x 10' 5")*

Upvc double glazed window to rear aspect overlooking garden, range of matching wall and base units incorporating drawer units. Built in Bosch ceramic hob with extractor hood over with lighting. Built in stainless steel eye level double oven. One and a half bowl single drainer sink unit with mixer tap. Appliance spaces for washing machine, tumble dryer and fridge freezer. Good sized walk in pantry. Spotlighting to ceiling.

First Floor Landing

Upvc double glazed window to front aspect, radiator, doors leading to bedrooms and bathroom.

Bedroom One *3.61m x 3.12m (11' 10" x 10' 3")*

Upvc double glazed window to front aspect. Radiator.

Bedroom Two *4.11m x 2.92m (13' 6" x 9' 7")*

Upvc double glazed window to rear aspect. Radiator.

Bedroom Three / Study *3.35m x 1.50m (11' x 4' 11")*

Upvc double glazed window to side aspect. Radiator.

Family Bathroom *2.92m x 2.18m (9' 7" x 7' 2")*

Upvc double glazed window to rear aspect, white suite comprising: panel enclosed bath, vanity hand wash basin with cupboard under and low level flush wc. Walk in glazed shower cubicle with Triton shower fitted. Two heated towel rails. Tiled walls and flooring.

Outside & Gardens *21.80m x 10.00m (71' 6" x 32' 10")*

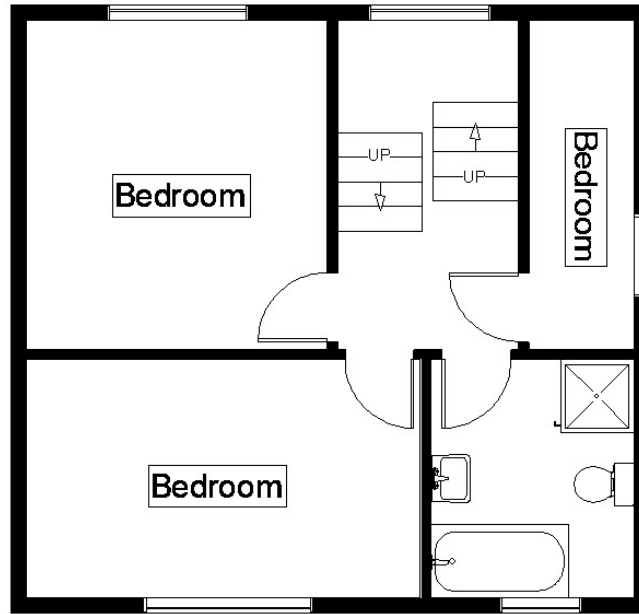
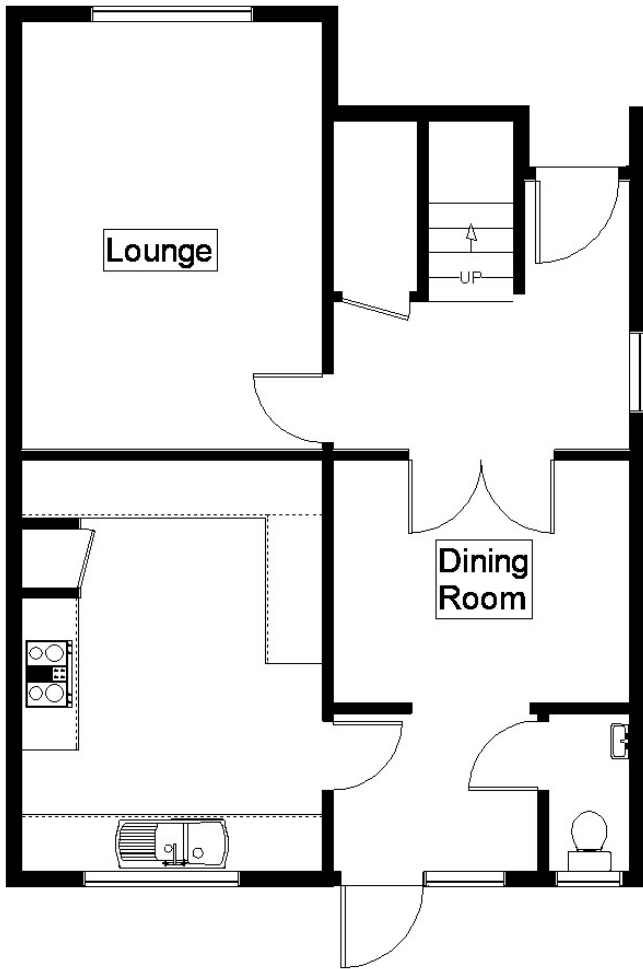
The property is set on a good sized corner plot, so has substantial grounds. The front is mainly laid to lawn with a block paved driveway providing off street parking for several vehicles. Gated side access leads to the enclosed side and rear gardens. Mainly enclosed by fencing, laid to lawn with ample mature flower beds and shrub borders. Mature trees. Good sized timber shed. Paved patio area to rear.

Additional Information

Tenure - Freehold EPC Rating - Current is 69C and potential to be 84B Council Tax Band - C (2023/24: £1,787.64) Services - We understand that mains water, drainage gas, and electricity are connected to the property. Property Type - Semi detached house Total Floor Area - 97 square metres Total Plot Size - 434 square metres



Guide price £349,750
Eaton Close, Trimley St Mary, IP11



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		84
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Trimley St Mary IP11

