



Guide price £749,999  
Gaymers Lane, Trimley St Mary, IP11



 5  
Bedrooms

 2  
Bathrooms

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS |  
[enquiries@wainwrights.co.uk](mailto:enquiries@wainwrights.co.uk)

01394 275276



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Offered for sale as new build, are these new high specification 5 bedroom detached masterpieces. Offering uninterrupted views, and spacious living accommodation you will feel right at home. Set on a spacious plot of land, there will be enough parking for 2 cars alongside a double garage.

Interested? site tours are available and now's the chance to secure your dream home.

New Build. 2024 Build. Set In A Sought After Location. Modern Contemporary Design. Double Length Garage And Driveway Parking. Double Length Garage And Driveway Parking. Open Plan Living/Dining Area. High Specification. Option To Secure Off-Plan.

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PLOT 2/2 Offered for sale as new build, are these new high specification 5 bedroom detached masterpieces. Offering uninterrupted views, and spacious living accommodation you will feel right at home. Set on a spacious plot of land, there will be enough parking for 2 cars alongside a double garage. Interested? site tours are available and now's the chance to secure your dream home.

### **Why should you buy new?**

There are multiple benefits of buying a new home over a second hand property - here's just a few\* - A new home is a blank canvas with fresh tiling, paintwork, kitchens and bathrooms. You can simply unpack your belongings and start enjoying your new home. - For many first-time buyers, a new build home is the only way they can get onto the property ladder. That's because schemes such as Help-to-Buy and Shared Ownership are only available on the purchase of a new home. - Top-spec new builds have all the latest technology. Many offer 'smart home' features and open-plan layouts. - When Buying off-plan, you could be able have a say in the design. The builder may let you choose fittings and perhaps even the layout and design. - New build homes have to comply with the latest building regulations. This means they are far more energy efficient than older properties. Data from Energy Performance Certificates shows over 80% of new homes have the highest A or B ratings. That compares to just 2.2% of existing properties. With better EPC ratings, it opens up the option of green mortgages which can offer cheaper rates. - NO CHAIN. As you'll be the first owner you won't have a chain of buyers above or below you. This can take away one of the main stresses of buying a home. You can sit back and relax. - All new builds come with a warranty, which you don't get with an existing home. \* All statistics are taken from HomeOwnersAlliance. Please ask for more details on new build properties. These details only relate to new build properties.

### **Ground Floor**

Entrance Hallway Kitchen/Diner Reception Room Utility Room Double Garage

### **First Floor**

Bedroom One - This room also comes with an En-suite. Bedroom Two Bedroom Three Bedroom Four Bedroom Five/Home Office Family Bathroom

### **Additional Information**

What3Words Location - [///frown.euphoric.parts](#) Tenure - Freehold EPC Rating - Current is TBC Council Tax Band - TBC Services - TBC Property Type - Detached House  
Total Floor Area - TBC Total Plot Size - 420 square metres



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