



Guide price £575,000
Brickmakers Court, Trimley St. Martin, IP11



Wainwrights
ESTATE AGENTS
FOR SALE
01394 275276
www.wainwrights.co.uk

 **6**
Bedrooms

 **2**
Bathrooms

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS |
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No Chain. Detached House. Quiet Village Location. Approximately 1,700 sq ft. Situated along a private road, with ample off road parking and a double garage. The accommodation also includes an ensuite shower room to the master bedroom, a downstairs cloakroom, separate utility/bootroom and a modern conservatory. The house has been upgraded with solar PV panels and offers practical and generous accommodation throughout.

Wainwrights are pleased to welcome you to Brickmakers Court, a desirable, substantial and rarely available home, located on a private road, in the picturesque village of Trimley St. Martin, Felixstowe. The location is convenient for transport links and local amenities. Felixstowe town centre and the popular seafront are also short distance away. The current owners have made several improvements over the years but there is still scope to reconfigure the accommodation and further improve it, to your own taste. This delightful property offers a perfect blend of modern living with an exclusive and serene countryside feel, making it an ideal choice for families, couples, and those seeking a peaceful, comfortable and convenient lifestyle.

Entrance Porch 2.30m x 1.08m (7' 7" x 3' 7")

The lobby has a UPVC double glazed entry door with double glazed glass side panel, leading to the glazed mahogany front door into:

Entrance Hallway 3.86m x 1.30m (12' 8" x 4' 3")

Dado rails, radiator and doors to:

Cloakroom 1.81m x 0.98m (5' 11" x 3' 3")

Wash hand basin with tiles above, WC, window to front aspect, radiator.

Reception Room 5.60m x 3.85m (18' 4" x 12' 8")

Dado rails, large bay window to front aspect, radiator, brick built feature fireplace with gas fire, glazed French doors leading to:

Dining Room 3.84m x 3.35m (12' 7" x 11')

Dado rails, radiator, door to kitchen, Aluminium patio door to:

Conservatory 4.20m x 3.50m (13' 9" x 11' 6")

Modern conservatory with red tiled floor, brick-built parapet walls with UPVC double glazed windows above. Fitted vertical blinds, ceiling fan with integrated lights. French doors opening out to the garden.

Kitchen 5.09m x 3.78m (16' 8" x 12' 5")

Laminate worktops with a selection of base level units below and eye level units above, matching breakfast bar, built in SMEG double oven, NEFF 4 burner gas hob, 1½ bowl single drainer ceramic sink, space for dishwasher, door to:

Utility Room 3.23m x 2.66m (10' 7" x 8' 9")

Laminate worktops with built in Butler sink, eye level and base level cupboards, radiator, space for uprights fridge freezer, space for washing machine, space for dryer, wall mounted Baxi boiler, door to garden, door to:

Integral Double Garage 5.47m x 5.22m (17' 11" x 17' 2")

Two electric roller doors to front, door leading to side passage, lights and electric points, shelving.

Stairs leading to first floor

First Floor Landing

Hatch to loft, doors to:

Airing Cupboard

Housing the hot water cylinder.

Bedroom One 3.86m x 3.40m (12' 8" x 11' 2")

2 built in double wardrobes, rear aspect window, radiator, door to:

Ensuite Shower Room 2.12m x 1.86m (6' 11" x 6' 1")

Rear aspect window, fully tiled walls, shower enclosure with Triton electric shower, two hand wash basins both with vanity units, WC, towel radiator.

Bedroom Two 4.12m x 3.18m (13' 6" x 10' 5")

Double and single built-in wardrobes, front aspect window, radiator.

Bedroom Three 3.80m x 3.10m (12' 6" x 10' 2")

Double and single built-in wardrobes, window to rear aspect, radiator.

Bedroom Four 3.76m x 2.62m (12' 4" x 8' 7")

Built in double wardrobe, rear aspect window, radiator.

Bedroom Five 2.15m x 1.92m (7' 1" x 6' 4")

This room was used as a sewing room by the previous owner and still retains shelves and a worktop. Front aspect window, radiator, shelves and worktop.

Bedroom Six 2.95m x 2.59m (9' 8" x 8' 6")

Window to front aspect, Radiator, loft hatch, door to:

Bathroom 2.83m x 1.78m (9' 3" x 5' 10")

Window to front aspect, radiator, half tiled walls, dado rails, bath with shower mixer tap, hand wash basin, WC.

Gardens

The front garden is mainly laid to lawn, with hedging to the side. The paved front driveway offers private off-street parking, with ample space for two vehicles and with potential for more parking spaces. The rear garden measures 19.60m x 34.60m (64' 4" x 113' 6") and benefits from sunshine for most of the day. The garden is mainly laid to lawn and boasts a colourful array of shrubs, flowers, hedges and a selection of new and established trees. The total plot size is roughly 955 square metres.

Additional Information

Tenure - Freehold Services - We understand that mains drainage, gas water and electricity are connected to the property. Property Type - Detached House Total Floor Area - TBC square metres - Total Plot Size - 955 square metres Council tax band F Wainwrights Estate & Lettings Agent Ltd. Co No. 14699401. Trading Address: 156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS. Misrepresentation Act 1967 and Property Misrepresentations Act 1991. This advertisement or these particulars do not constitute any part of an offer or contract. All measurements are given as a guide, and no liability can be accepted for any errors arising from. No responsibility is taken for any other error, omission, or misstatement in these particulars not for any expenses incurred by the applicants for whatever reason. No representation or warranty is made in relation to this property whether in these particulars, during negotiations or otherwise. Intending purchasers will be asked to produce identification documentation and proof of funds at a later stage. Wainwrights has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	70	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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