



Guide price £275,950  
Langstons, Trimley St. Mary, IP11



 3  
Bedrooms

 1  
Bathroom

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No onward chain. Detached house. Three bedrooms. Conservatory. Kitchen/diner. Garage. Off-Road parking. Cloakroom. Garden. UPVC Double Glazing.

Wainwrights are pleased to present this rarely available detached family home, in a popular and sought after cul-de-sac, close to local amenities and transport links. The property offers three bedrooms and a family bathroom upstairs. While the lounge, kitchen, modern conservatory and cloakroom are on the ground floor. Outside there is an enclosed back garden, a front garden, the garage and a driveway to the side. The property offers good value for money and would suit the discerning buyer looking for a detached home, at a reasonable price.

**Entrance hall** *2.25m x 1.13m (7' 5" x 3' 8")*

Modern composite double glazed front door with leaded glass panels, radiator, feature light fitting, power point

**Cloakroom** *2.08m x 0.91m (6' 10" x 3')*

Window to front aspect, wc and wash hand basin

**Lounge** *4.89m x 3.56m (16' 1" x 11' 8")*

Window to front aspect, radiator, brick feature fireplace with electric heater, exposed beam effect ceiling

**Lobby**

Stairs rising to first floor, door to:

**Kitchen** *4.86m x 2.96m (15' 11" x 9' 9")*

Window to rear, range of base and eye level cupboards, single drainer sink unit, extractor, pantry spaces for; cooker, fridge/freezer and washing machine, bi-fold doors through to:

**Conservatory** *3.88m x 2.79m (12' 9" x 9' 2")*

Apex roof, radiator, power point, French doors opening to back garden.

**Landing**

Airing cupboard housing Baxi condensing boiler, doors off.

**Master bedroom** *3.98m x 3.13m (13' 1" x 10' 3")*

Window to rear aspect, radiator, cupboard (over stairs)

**Bedroom two** *3.61m x 2.61m (11' 10" x 8' 7")*

Window to front aspect, radiator, cupboard (over stairs)

**Bedroom three** 2.77m x 2.23m (9' 1" x 7' 4")

Window to front aspect, access to loft via hatch, radiator

**Bathroom** 2.00m x 1.68m (6' 7" x 5' 6")

Window to rear aspect, bath with mixer tap and shower over, vanity unit with wc and wash hand basin, towel radiator, eye level cupboard, electric shaving point

**Garden**

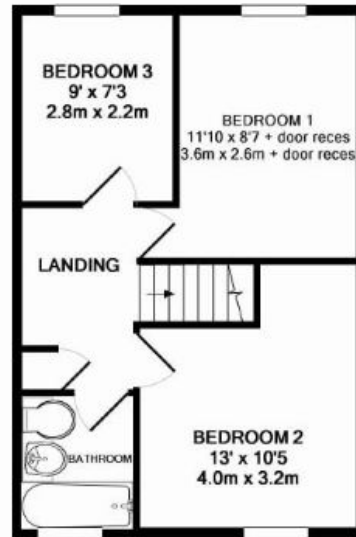
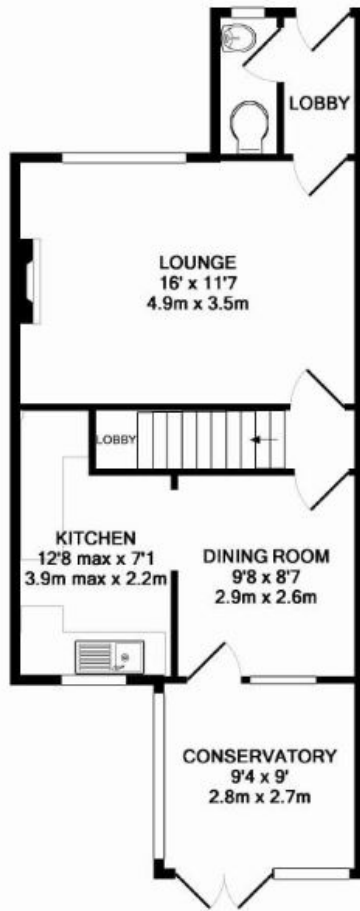
Enclosed garden laid to lawn, access to rear of garage, timber shed

**Garage** 5.06m x 2.51m (16' 7" x 8' 3")

Up and over door, power and lighting, water tap



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>73</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, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

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