



Guide price £387,000
Elm Gardens, Trimley St. Mary, IP11



 2
Bedrooms

 1
Bathroom

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

01394 275276



Conservatory. Lounge with log burner. Beautifully maintained gardens. Cul de sac location. Two double bedrooms. Solar panels. Shower room. Well presented throughout. Garage & Driveway.

Wainwrights are delighted to offer for sale this superbly presented link-detached bungalow, nestled in a pleasant cul-de-sac in Trimley. The railway station, local bus stops and major road links are close by. Felixstowe town centre and the award winning beaches, with a host of shops, restaurants, and other amenities are only a short drive away. The property has been well maintained and improved with the addition of a large conservatory, a log burner, solar panels and a showpiece garden. Early viewing is recommended to appreciate all that the bungalow has to offer.

Entrance porch 2.28m x 1.09m (7' 6" x 3' 7")

UPVC partially glazed with feature decorative glass front entrance door, windows to front and side aspects, tiled flooring, leading to:

L Shaped Hallway

1.13m x 3.44m x 0.93 x 1.86m Fully glazed, double glazed door, laminate flooring, radiator, coving to ceiling, adjustable spotlights, storage cupboard, solid oak doors off:

Bedroom one 3.59m x 3.01m (11' 9" x 9' 11")

UPVC window to front aspect, matching chrome light fitting and curtain pole, built in wardrobe with louvre doors, coving to ceiling, radiator

Bedroom two 3.64m x 2.42m (11' 11" x 7' 11")

Window to front aspect, chrome feature light fitting, radiator, coving to ceiling

Bathroom 1.83m x 1.76m (6' x 5' 9")

Suite comprising shower, WC and wash hand basin with vanity unit, towel radiator, fully tiled walls, tiled flooring, window to side aspect, coving to ceiling

Kitchen 3.78m x 3.13m narrows to 2.24m (12' 5" x 10' 3" narrows to 7' 3")

A modern fitted kitchen with a selection of eye and base level cupboards, space for washing machine and fridge/freezer, built in Neff hob, oven and extractor fan, window to rear aspect, plenty of double sockets, door to side lobby, doors to garden, door to side access where there is bin storage and leads to front gate

Side lobby 2.32m x 0.81m (7' 7" x 2' 8")

Perspex roof, light, meter cupboard

Lounge 5.37m x 3.62m (17' 7" x 11' 11")

Door to conservatory, window overlooking conservatory, feature fireplace with log burner, feature light fitting, radiator, coving to textured ceiling

Conservatory 5.00m x 2.80m (16' 5" x 9' 2")

Brick built base with UPVC windows, UPVC French doors to garden, power and wall lights, fitted blinds, radiator

Garage 4.91m x 2.92m (16' 1" x 9' 7")

Brick built with up and over door, power and lighting, space for dryer, UPVC part glazed door to garden

Garden

Mainly laid to lawn with beautiful flower and shrub borders, paving and edging, steel framed pergola, vegetable area, rose garden, seating area, two sheds, 4 x log storage cupboards

Loft

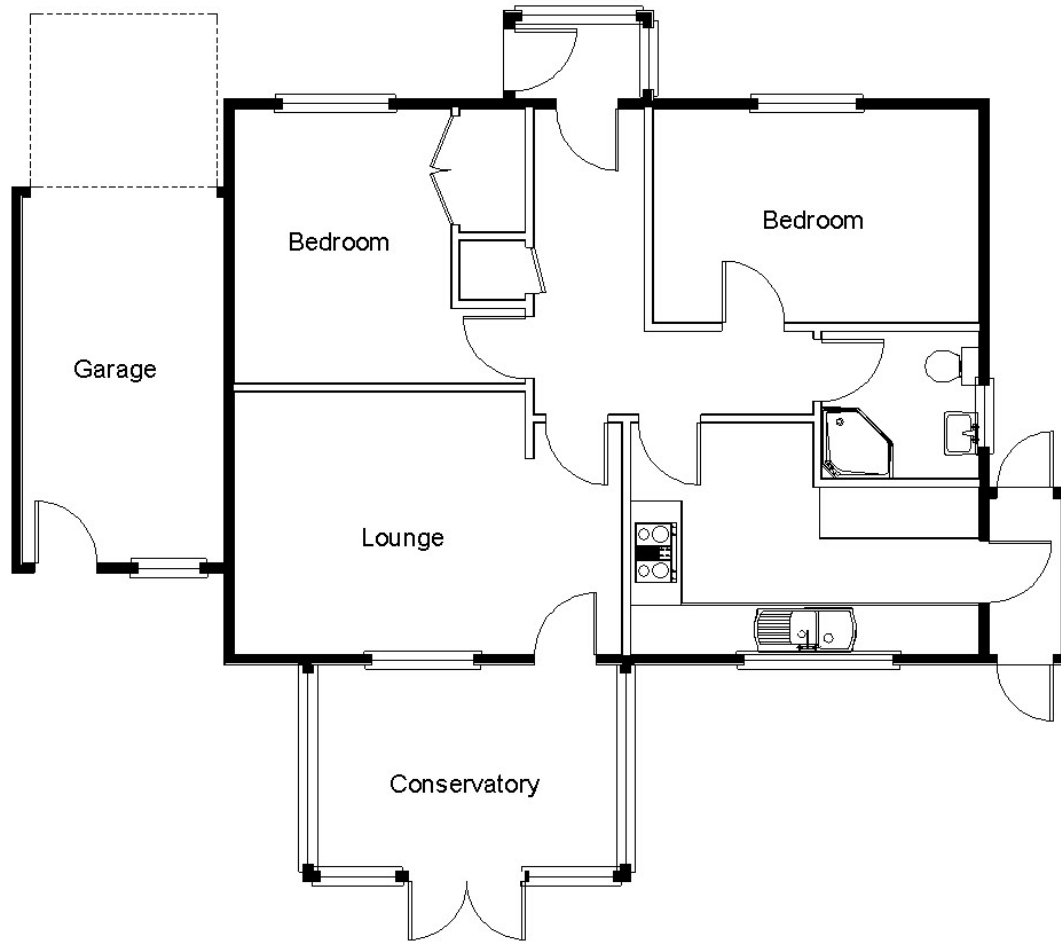
Boarded and insulated, part carpeted, houses Potterton combi boiler and unit for solar panels. There are 16 solar electric panels on south facing side roof (owner outright by the seller).

Additional information

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.



Guide price £387,000
Elm Gardens, Trimley St. Mary, IP11



Address: 4 Elm Gardens, Trimley St. Mary, FELIXSTOWE, IP11 0TH
RRN: 3134-1628-8400-0553-0206

Energy Rating



England & Wales

EU Directive 2002/91/EC

