



Guide price £399,950
Punchard Way, Trimley St Mary, IP11



 4
Bedrooms

 2
Bathrooms

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

01394 275276



Detached Property. Four Large Bedrooms. Overlooks Open Greenland. Garage/Gym. Recently Renovated. Tastefully Decorated. Downstairs W/C. Large Garden. Off Road Parking. Triple Glazed.

Wainwrights are pleased to present this deceptively large four-bedroomed, detached house in a cul-de-sac backing onto open Greenland. Recently renovated to a high standard including a new kitchen and bathroom. Located in the popular, yet quiet cul-de-sac close to local amenities. This property also has two off-road parking spaces and a garage.

Entrance Hallway

Downstairs W/C

Reception Room 6.01m x 5.40m (19' 9" x 17' 9")

A large shaped L room with dual aspect UPVC triple glazed windows to the front and rear

Kitchen/Diner 3.32m x 5.40m (10' 11" x 17' 9")

Comprising of matching eye level and base units with modern composite worktops throughout, includes all integrated appliances (Neff oven, AEG hob and extractor fan, BOSCH dishwasher, fridge/freezer & washing machine), front facing UPVC double glazed window with a large inset stainless steel sink unit with mixer tap including filter supply.

Bedroom One 3.07m x 2.20m (10' 1" x 7' 3")

UPVC triple glazed window overlooking the garden

Bedroom Two 3.10m x 3.07m (10' 2" x 10' 1")

UPVC triple glazed window overlooking the garden

Bedroom Three 3.10m x 3.84m (10' 2" x 12' 7")

Master bedroom with an En-suite shower room. UPVC triple glazed window overlooking the open greenland

Bedroom Four 2.62m x 2.20m (8' 7" x 7' 3")

UPVC triple glazed window overlooking the front of the property

Family Bathroom 1.84m x 2.61m (6' x 8' 7")

Garage/Gym 5.58m x 5.00m (18' 4" x 16' 5")

Currently set up as a gym, however, still can be used as a garage.

Garden 18.60m x 14.60m (61' x 47' 11")

A large garden with a summer house, allowing enough sunshine all through the day

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.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C	73	
(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: Punchard Way, Trimley St Mary, Felixstowe, IP11

