



Guide price £376,500
The Josselyns, Trimley St. Mary, IP11



 3

Bedrooms

 1

Bathroom

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS |
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Well presented three bedroom detached family home, offered for sale with no onward chain, garage and ample parking. Added benefit of full detailed planning permission which may be varied subject to normal process.

Entrance hallway 1.70m x 0.90m (5' 7" x 2' 11")

UPVC partially glazed front door opens into hallway with wooden flooring, under the stair cupboard, coving to ceiling, and doors to:

Reception one 3.57m x 4.47m (11' 9" x 14' 8")

Window to front aspect, window to rear aspect, stairs to 1st floor, coving to ceiling, radiator, opening to:

Reception two 6.36m x 4.49m (20' 10" x 14' 9")

Window to front aspect, full length windows and patio door to rear aspect, wooden flooring, brick-built feature fireplace and extended wooden topped surround to both sides, coving and decorative architrave to ceiling, hatch to loft space. The loft space is mainly decked out for storage.

Kitchen 4.45m x 2.80m (14' 7" x 9' 2")

Window to front aspect, door to rear aspect, radiator, grey marble effect laminate worktop with ceramic tile splashback, inset one and a half bowl stainless steel sink with mixer tap over, inset Siemens electric hob with integrated oven under and Siemens extractor hood above, integrated dishwasher and fridge freezer, integrated washing machine, eyelevel shaker style oak fronted cupboards at eyelevel with matching cupboards and drawers at base level coving and feature light fittings to ceiling, tiled floor.

Top landing 2.85m x 1.82m (9' 4" x 6')

Carpeted stairs with side banister lead up to the first floor landing which has a window to the front aspect, coving to ceiling, hatch to loft, airing cupboard, and doors to:

Bedroom one 3.55m x 2.55m (11' 8" x 8' 4")

Window to rear aspect, radiator, wood effect laminate flooring, coving to ceiling.

Bedroom two 2.80m x 2.57m (9' 2" x 8' 5")

Window to rear aspect, radiator, wood effect laminate flooring, cupboard, coving to ceiling.

Bedroom three 2.58m x 1.83m (8' 6" x 6')

Window to front aspect, radiator, wood effect laminate flooring, coving to ceiling.

Bathroom 1.80m x 1.81m (5' 11" x 5' 11")

Window to front aspect, chrome towel radiator, fully tiled from floor to ceiling, white three-piece bathroom suite consisting of corner bath with thermostatically controlled shower mixer over, hand wash basin, WC. coving and inset spotlights to ceiling, vinyl flooring.

Garage 5.20m x 2.42m (17' 1" x 7' 11")

Driveway leads to garage side of the house with up and over door. The garage has a solid concrete floor, is brick built with a tiled roof. Wall mounted electric consumer unit, electric meter, gas meter, electric lights and power points, door to rear. Loft area. External water supply.

Outside

East facing back garden measuring approximately 220 sq m. The outside the house with partial paved area, shrub borders, gravel area to corner and the rest is laid to lawn. There are also several trees on the grounds, including a large spruce. Side of the property there is access from front to rear measuring roughly 3 m in width, the front garden consists of the driveway in front of the garage and additional parking to the front of the house on hardstanding for two vehicles and the lawn area, The front garden is dissected by a hedge and gate and the inner front garden is mainly laid to lawn with hedge boards and three trees there is also a wooden shed.

Combi Boiler

Ideal logic plus is wall mounted in a cupboard in the kitchen venting out to the back of the house.

General points

All the interior doors are solid pine with chrome door furniture, the property benefits from Georgian style UPVC double glazed windows and rear doors, the property also benefits from gas fire central heating and comes with planning permission for an additional dwelling to be added onto the existing.

Additional Information

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	67	
(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 	

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