



£385,000

Cavendish Road, Trimley St. Martin, IP11



3

Bedrooms



1

Bathroom

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS |  
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This beautifully renovated three-bedroom, semi-detached home offers a perfect blend of modern design and comfortable living. Situated in the desirable village of Trimley St. Martin, the property features a spacious living area, a second family room, a large contemporary kitchen-diner featuring exposed beams and a log burner, and a stylish bathroom with quality fittings. Each of the three generously sized bedrooms is filled with natural light, creating a bright and welcoming atmosphere.

Externally, the property benefits from a large private garden, ideal for outdoor entertaining or family activities, as well as a generous driveway providing ample off-road parking. Located in a peaceful residential area, this home is within easy reach of local amenities, schools, and transport links, offering convenient access to Felixstowe, Ipswich, and surrounding areas.

This stunning, move-in-ready home presents an excellent opportunity for families, first-time buyers, or those seeking a modern and stylish property in a sought-after location. **Contact us today to arrange a viewing**



### **Hallway**

UPVC double glazed front entrance door. UPVC double glazed window to front aspect. Stairs rising to first floor with understairs storage cupboard. Tiled flooring. Smoke alarm (not tested). Doors leading to:

### **Lounge** *14' x 12' (4.27m x 3.66m)*

UPVC double glazed window to rear aspect. Radiator. Solid wood original flooring. Feature open fireplace with painted wooden mantle and tiled hearth. Coving to ceiling.

### **Reception room/Study/Playroom** *12' 2" x 9' (3.71m x 2.74m)*

UPVC double glazed window to rear aspect. Fireplace opening with tiled hearth. Solid wood original flooring. High skirting boards and radiator.

### **Utility Room** *8' x 7' (2.44m x 2.13m)*

UPVC windows to front and side aspects. Base units with work top over incorporating appliance spaces for washing machine and tumble dryer. Stainless steel circular sink with chrome mixer tap. Splash back tiling and tiled flooring. Doors lead to kitchen and cloakroom.

### **Clockroom**

UPVC double glazed window to front aspect. White suite comprising; low level flush wc and wall mounted wash hand basin with chrome mixer tap and splash back tiling. Tiled flooring.

### **Open plan kitchen/Dining family space** *18' 9" max narrowing to 9' x 14' (5.72m x 4.27m)*

Two UPVC double glazed windows to front aspect and upvc double glazed doors leading to garden with a upvc window to side overlooking garden. Vaulted ceiling with oak style beams giving a real feeling of space. Feature red brick open fireplace with matching red brick chimney breast, wooden style mantle and tiled hearth. Matching range of shaker style white and oak style wall and base units with wood worktops. Butler ceramic sink with chrome mixer tap over. Drawers and display cupboards. Built in dishwasher and fridge. Further space for fridge freezer. Stainless steel and black range style cooker (which can remain in the sale) with stainless steel chimney style extractor hood over and tiled back. Splash back tiling, radiator. Solid wood original flooring. Spotlights to ceiling.

### **Galleried Landing**

UPVC double glazed window to front aspect. Built in cupboard housing Baxi boiler and storage space. Loft hatch leading to loft space. Smoke alarm (not tested). Doors leading to bedrooms and bathroom.

### **Bedroom One** *14' x 12' 6" (4.27m x 3.81m)*

Two UPVC double glazed windows to rear aspect. Built in wardrobes to one wall. Radiator.

### **Bedroom Two** *12' 2" x 11' 10" (3.71m x 3.61m)*

UPVC double glazed window to rear aspect. Radiator.

### **Bedroom Three** *9' x 7' 10" max (2.74m x 2.39m)*

UPVC double glazed window to front aspect. Radiator.

### **Bathroom**

UPVC double glazed window to front aspect. Modern white suite comprising; panel enclosed bath with rain water spray shower and glazed folding door to side. Vanity unit with fitted low level flush wc and hand wash bowl with chrome mixer tap. Marble effect shower boarding to bath area and matching work top and splash back to vanity area. Spotlights to ceiling. Heated towel rail radiator. Tiled flooring.

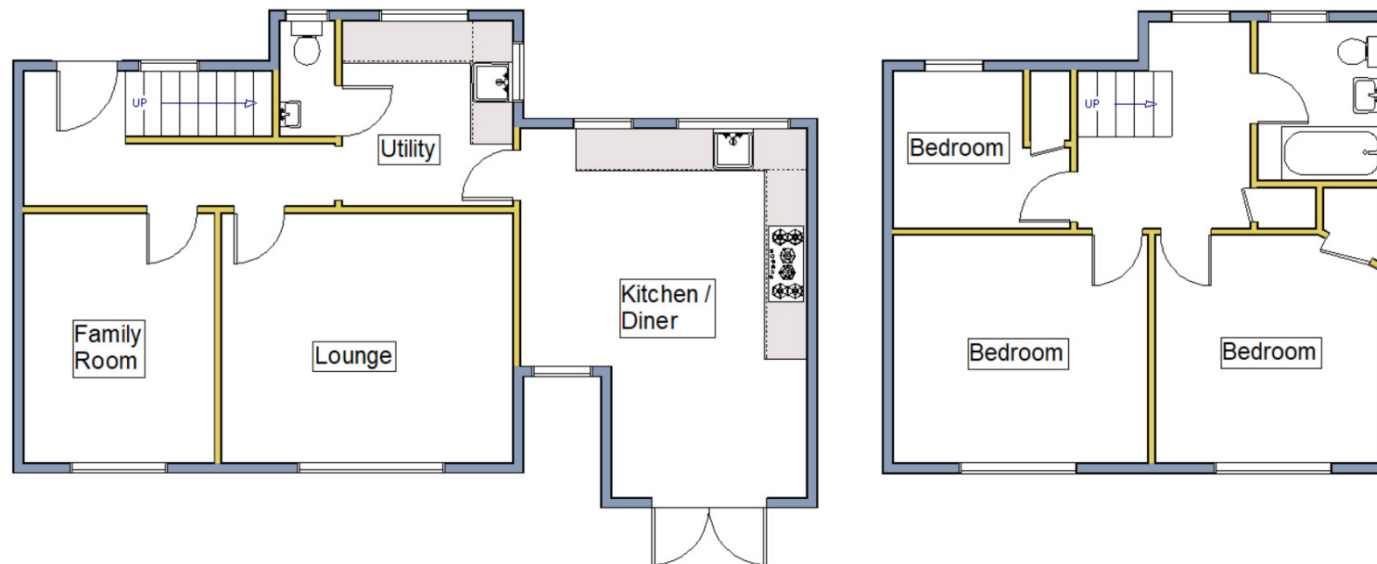


**Front, Side & Rear Gardens**

The front of the property is mainly laid to shingle stone allowing OFF STREET PARKING for several vehicles. A pathway leads to gated access which then leads to side garden area. The side garden area is again laid to shingle stone and is enclosed by timber fencing. Bin area. Opening through to rear garden. The rear garden is laid to lawn with a good sized paved patio area and is enclosed by timber fencing. Play area to the rear of the garden is ideal for children.

**Additonal Information**

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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