



Guide price £295,000
Mill Close, Trimley St. Martin, IP11



 **3**
Bedrooms

 **1**
Bathroom

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS |
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Viewing highly recommended. Beautiful recently refitted kitchen/diner with integrated appliances, spacious living room, good size bedrooms, refitted bathroom. South-west facing rear garden. Garage and off road parking.

Beautifully presented three bedroom and recently renovated family home, nestled in a quiet and popular residential close, ideally situated for easy access to major transport routes. The house is well proportioned and tastefully decorated, giving a bright and welcoming ambience. The driveway, at the rear of the property, with space for two vehicles, leads to the garage. The bathroom and the kitchen have both been recently refitted and the master bedroom has modern decorative panelling to one wall. We recommend viewing to really appreciate all that the property has to offer.

Entrance porch 1.50m x 1.55m (4' 11" x 5' 1")

UPVC partially glazed door with opaque glass side panel, opens into internal porch which also has a clear window into the property as well as a partially glazed internal door and wood effect waterproof laminate flooring, power socket.

Entrance hallway 1.99m x 0.82m (6' 6" x 2' 8")

Stairs to 1st floor, carpet, opening to:

Lounge 4.22m x 5.74m (13' 10" x 18' 10")

UPVC double glazed window to front aspect, radiator, under stair cupboard, feature fireplace with space and connections for entertainment system, door to:

Kitchen/Diner 5.15m x 3.67m (16' 11" x 12')

Fully glazed UPVC door to rear aspect, UPVC window to rear aspect, radiator, wood effect waterproof laminate flooring, cupboard housing the Baxi open flue boiler , wood effect laminate worktops with inset large single drainer porcelain sink, integrated fridge freezer, integrated dishwasher, integrated larder, pull out integrated spice rack, integrated pull up socket, discreet underunit and plinth lighting, AEG induction hob and double oven, ceiling mounted feature extractor hood, wood effect wine rack and bookshelves, eye level cupboards with range of matching drawers and cupboards under the worktop, pull out integrated bins, feature lights to ceiling, TV point to dining area

First floor landing 2.86m x 2.10m (9' 5" x 6' 11")

Hatch to loft space, feature light fitting, carpet, doors to:

Master bedroom 4.25m x 2.93m (13' 11" x 9' 7")

UPVC double glazed window to front aspect, radiator, feature panelling to one wall, built-in double wardrobe with sliding doors and automatic lighting, feature light fitting, carpet.

Bedroom two 3.33m x 3.04m (10' 11" x 10')

UPVC double glazed window to rear aspect, radiator, recessed airing cupboard housing the modern hot water cylinder, carpet.

Bedroom three 2.87m x 2.11m (9' 5" x 6' 11")

UPVC double glazed window to front aspect, built-in wardrobe radiator, carpet.

Bathroom 2.11m x 1.70m (6' 11" x 5' 7")

UPVC double glazed window to rear aspect, chrome towel radiator, vanity unit with porcelain wash hand basin and WC, bath with shower mixer tap and additional wall mounted showerhead and thermostatic controls. Partially tiled walls, grey wood effect Karndean flooring.

Back garden 8.29m x 7.40m (27' 2" x 24' 3")

The garden is south westerly in aspect, concrete path leads to back gate and the area nearest the house is a paved patio with ample space for outdoor furniture, further paved area to the rear of the garden where the garage is situated, remainder of garden is laid to lawn with planting area, which has several decorative shrubs. Gardens is enclosed with timber fencing with concrete posts and concrete gravel boards.

Garage 5.13m x 2.64m (16' 10" x 8' 8")

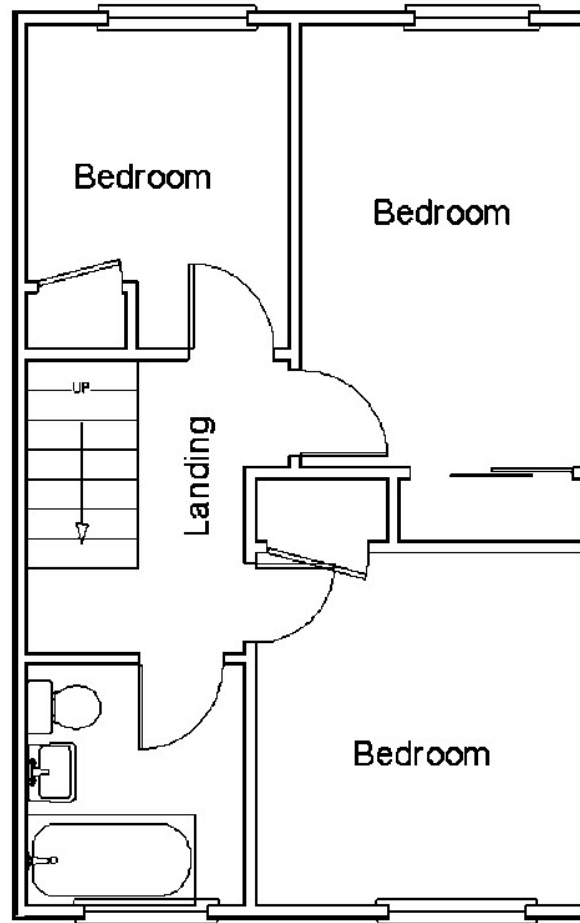
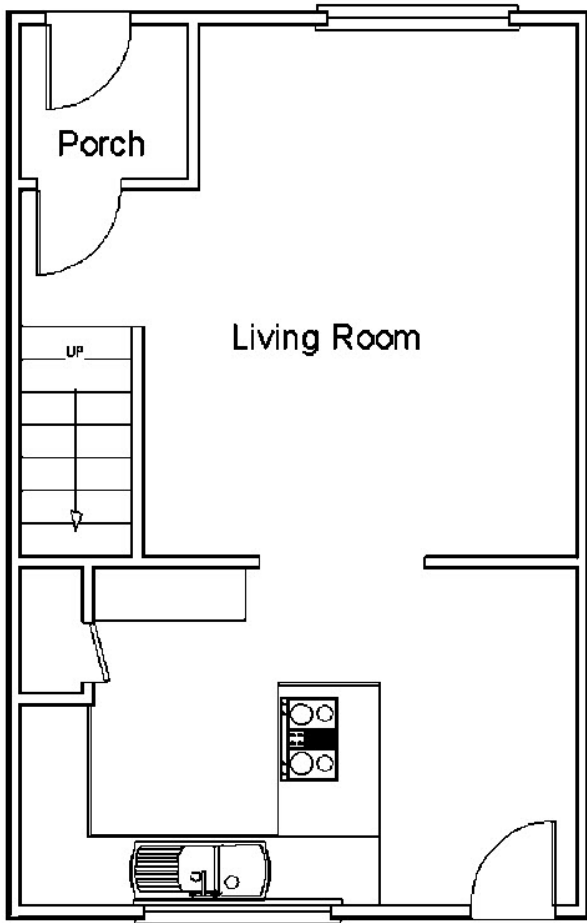
Vehicle access to the garage is via the rear of the property and the driveway allows parking for multiple vehicles, up and over garage door, lighting and electrics, door to side of garage which opens into the back garden, UTILITY AREA with washing machine point and space for tumble dryer.


Outside front

A short path leads from the road towards the house which is set back from the road, front garden is mainly laid to lawn with pathway along the middle. Planting area directly outside with several flowers and small shrubs.

Additional information

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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