

KEYSTONE



Spriteshall Lane, Trimley St. Mary, Felixstowe, IP11 9QY
Offers Over £325,000

Detached Home
Lounge
Cloakroom
Driveway
Recently Renovated

Four Bedrooms
Kitchen/Diner
En-Suite Shower Room
Garage
Private Road Village Location

Spriteshall Lane, Felixstowe IP11 9QY

KEYSTONE are pleased to present a wonderfully refurbished four bedroom family home situated in a leafy village location down a private road.

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| Ground Floor |

On entering the property through the front door the first door you will find on your right hand side is that opening to the downstairs w/c. The downstairs w/c comprises of a low level w/c and hand wash basin with a window to the front aspect and radiator. The stairs leading up to the the first floor landing follow after the downstairs w/c, also on the right hand side. The lounge is accessed via double doors on your left hand side. The lounge benefits from a feature bay window to the front aspect as well as radiator and electric feature fireplace. The final room on the ground floor is a wonderful kitchen/diner. This room has undergone significant refurbishment to now become and kitchen/diner, as before the layout was a separate kitchen and a lounge/diner. This layout change has been achieved through the instillation of a supporting steel beam and erection of a stud wall, which is the wall on which the majority of cabinetry, ceramic hob and oven now reside. Accompanying this layout change is a the addition of a sleek contemporary fitted kitchen offering all of the storage and space one would need in a property of this size. There is also space for an American style fridge/freezer, dishwasher and washing machine. This space maximizes natural light via the sliding doors and window to the rear aspect, the fore mentioned opening to the rear garden, but there is also and additional door to the side aspect which can be used to exit onto the driveway if preferred.

| First Floor |

Moving upstairs the landing is a bright space, helped by a window to the side aspect, this space connects to all of the first floor rooms, as well as a loft access hatch and airing cupboard where the combination boiler is located. Bedrooms One and Three are located at the front of the property with Bedrooms Two and Four at the rear. All bedrooms benefit from windows and newly fitted radiators as of early 2023, with Bedroom One having the added benefit of an en-suite shower room. The en-suite is fitted with a low level w/c with

concealed system, pedestal hand wash basin and walk-in shower cubicle. There is also a window to the side aspect and heated towel rail. The final room of the first floor is the bathroom which much like the rest of the property has benefited from refurbishment and should be perfectly adequate for it's new occupiers comprising of a panel bath tub, pedestal hand wash basin and low level w/c.

| Outside |

The property is located down a private road and to the front of the property is a laid lawn area with path and step leading to the front door. Down the side of the property there is a block paved driveway offering off road parking for a couple of cars. At the end of the driveway is the garage, which can be accessed via the up and over door. The garage does have power and light while also offering useful storage and additional space for those that need it. Just next the garage is the wooden gate opening to the rear garden which comprises of a path leading to a patio area and laid lawn.

| Agents Notes |

Due to the property being located on a private road there is a charge of £50.00 pa charged to all residents on Spriteshall Lane for the maintenance of said road. This is managed by a local committee made up of the roads residents.



Viewings

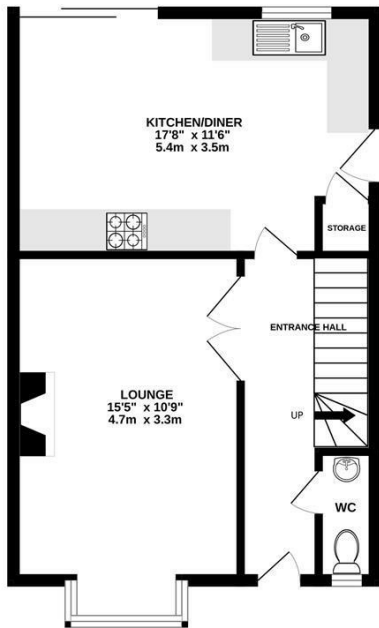
Viewings by arrangement only. Call 01473 221 399 to make an appointment.

EPC Rating:

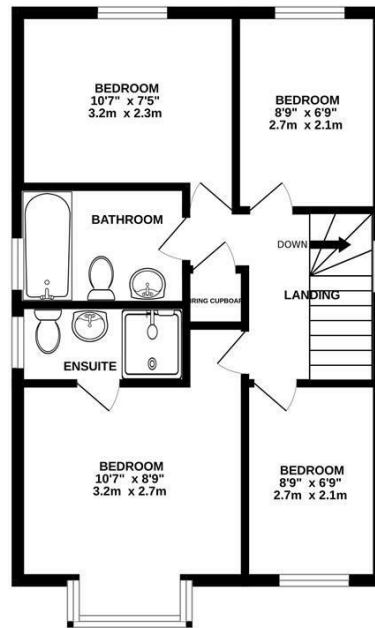
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
463 sq.ft. (43.0 sq.m.) approx.



1ST FLOOR
470 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA: 933 sq.ft. (86.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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