

# KEYSTONE



Woodlands Avenue, Trimley St. Mary, Felixstowe, IP11 0AB  
Offers Over £425,000

Detached House  
Kitchen/Diner  
Study  
En-Suite Shower Room  
South Facing Garden

Four Bedrooms  
Lounge  
Family Bathroom  
Garage & Driveway  
Immaculate Throughout



# Woodlands Avenue, Felixstowe IP11 0AB

A beautifully presented four bedroom family home offering a wealth of space, natural light and privacy. Situated on a modern development in the leafy village of Trimley St. Mary.

 4  2  2  B



## | Ground Floor |

On entering the property you are greeted by a very generously sized entrance hallway which does really set the tone for the rest of the space on offer within this property, linking all but one of the downstairs rooms. The tiled flooring in this space also goes into the cloakroom, which is the first door on your right when entering the property, while also going through to the kitchen/diner via the double doors. The entrance hall also has an additional storage cupboard and stairs leading up to the first floor landing. The lounge and kitchen/diner are located to the rear of the property while the study is situated to the front. The lounge is a brilliant size and a beautifully bright room, helped by the french doors and windows to the rear. The kitchen/diner is the social hub of this home. Offering generous dimensions and fitted with a sleek contemporary kitchen with integrated dishwasher, fridge freezer and induction hob on the islands unit, surely supplying all the modern family would need in a property of this size. The welcome addition of a Quooker tap presents further practicality to this already impressive kitchen space. Much like the lounge this is an incredibly well sunlit room throughout the day. A utility room can be found just off the kitchen area which houses the boiler as well as space and plumbing for a washing machine and dryer.

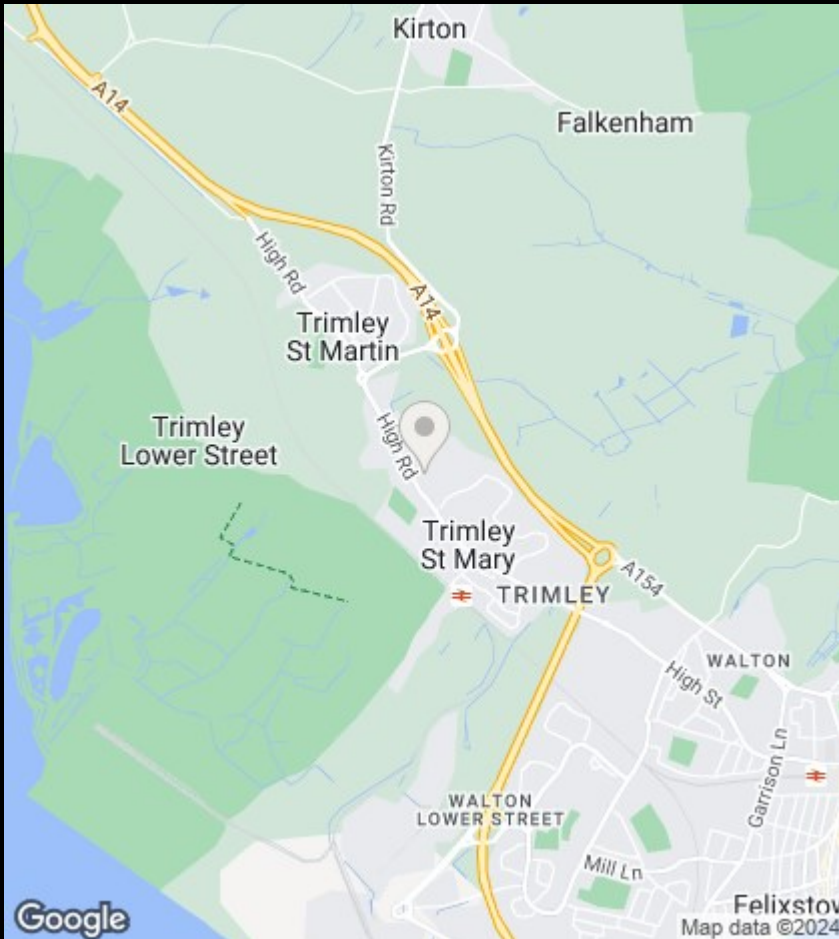
## | First Floor |

Moving upstairs the landing mirrors that of the entrance hall, so it's size is generous. Linking all bedrooms and family bathroom together, with bedrooms one and two at the rear of the property along with the family bathroom, while bedrooms three and four are situated at the front of the property. The landing also comprises of a storage cupboard and loft access hatch. All bedrooms within this property are comfortable double bedrooms with bedroom one having the added benefits of built in wardrobes and a well appointed en-suite shower room. The family bathroom boasts a four piece suite and much like the rest of the property is immaculately presented by the

current owners.

## | Outside |

To the front of the property is a row of hedging in-front of a resin parking space. To the side of the property is a block paved driveway allowing parking for a couple of cars before reaching the rear gate opening to the garden and garage, which is access via and up and over door. The rear garden is exceptional! Landscaped in 2022 this space is low maintenance and built for entertaining, relaxing and making the most of of the sun given it's southerly aspect. Quite uniquely for a modern development, this properties garden is very private given the properties to the rear are bungalows, thus not being looked upon by neighbours nor blocking the beaming sunlight throughout the day. The garden consists mainly of laid patio with a raised patio area and a section of laid lawn. The addition of various up-lighting in the garden means this is a space which can be enjoyed well into the evening also.



## Viewings

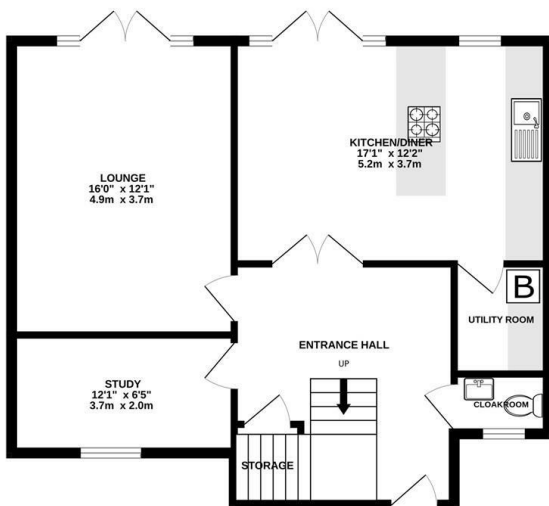
Viewings by arrangement only. Call 01473 221 399 to make an appointment.

## EPC Rating:

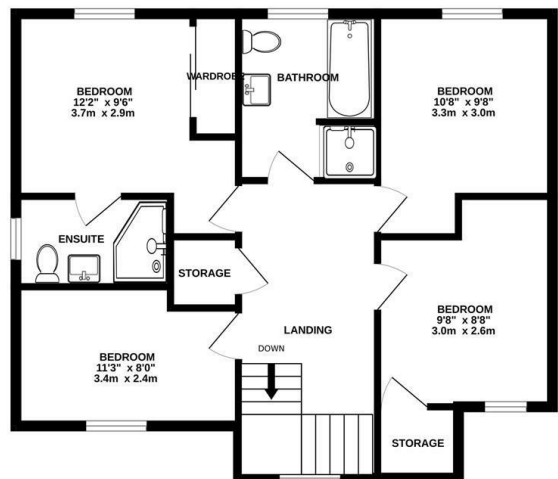
B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>94</b>
(81-91) <b>B</b>		<b>85</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR  
684 sq.ft. (63.6 sq.m.) approx.



1ST FLOOR  
684 sq.ft. (63.6 sq.m.) approx.



TOTAL FLOOR AREA: 1368 sq.ft. (127.1 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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