£360,000

High Road, Trimley St. Martin, IP11



3 Bedrooms

1 Bathroom

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS
enquiries@wainwrights.co.uk

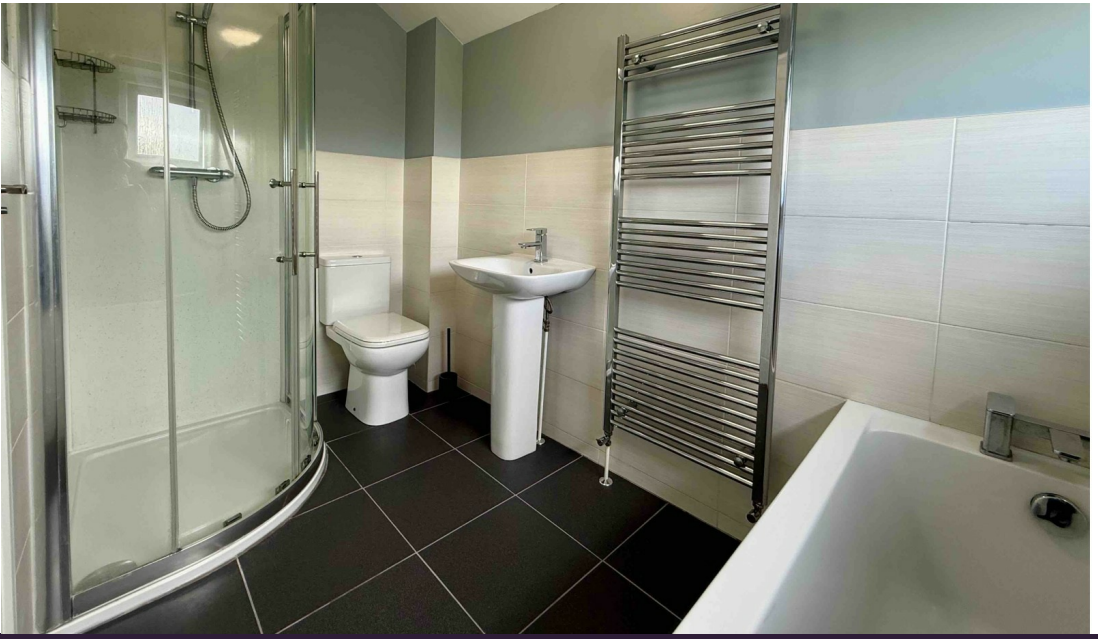
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Wainwrights are pleased to offer for sale this immaculately presented three-bedroom family home, originally an old fisherman's cottage, which enjoys open field views and generous living accommodation throughout. Recently updated to a high standard, the property benefits from a modern fitted kitchen/diner, stylish bathroom, spacious lounge with French doors to the garden, utility room, downstairs cloakroom, and off-road parking for two vehicles.The rear garden offers lawned areas, patio seating space, vehicle access, and excellent potential for additional parking or a garage subject to planning permission. Further improvements include updated central heating with Worcester boiler (installed 2017), replacement UPVC roofline, modern flooring, and double glazing throughout. Situated in a pleasant position with countryside views, this property would make an ideal family home and early viewing is highly recommended.

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Entrance hallway *4.45m x 1.86m max (14' 7" x 6' 1")*
Partially glazed composite front door, large patterned glass UPVC double glazed window to the side aspect, radiator, vinyl flooring, stairs rising to the first floor, and doors leading to all ground floor rooms.

Lounge room *5.10m x 2.60m (16' 9" x 8' 6")*
A bright and spacious reception room with UPVC double glazed French doors and side windows opening to the garden, additional UPVC double glazed rear window, fitted carpet, feature wall lighting, and radiator.

Utility room *3.23m x 1.90m (10' 7" x 6' 3")*
UPVC double glazed windows to the rear and side aspects, radiator, vinyl flooring, marble-effect laminate worktop with inset stainless steel sink and drainer, eye-level and base units, space and plumbing for a washing machine, and wall-mounted Worcester combination boiler.

Downstairs cloakroom
UPVC double glazed window to the side aspect, tiled flooring, radiator, hand wash basin, WC, and partially tiled walls.

Kitchen/diner *6.42m x 3.41m narrowing to 2.43m (21' 1" x 11' 2")*
Fitted with a range of modern shaker-style wall and base units with drawers and marble-effect laminate worktops incorporating a single bowl composite sink. Integrated Zanussi double oven, Zanussi four-burner gas hob with extractor hood over, integrated Zanussi dishwasher, and space for a fridge freezer. UPVC double glazed windows to the front and side aspects, two radiators, vinyl flooring, inset ceiling spotlights, coving, and under-stairs storage cupboard housing the electric meter and consumer unit.

First floor landing *4.51m x 1.62m (14' 10" x 5' 4")*
UPVC double glazed window to the side aspect, radiator, fitted carpet, loft access hatch, and doors leading to all first floor rooms.

Master bedroom *4.01m x 3.04m (13' 2" x 10')*
A spacious double bedroom featuring a UPVC double glazed window to the side aspect overlooking open fields, plus a further UPVC double glazed window to the rear. Radiator, fitted carpet, airing cupboard with shelving and radiator, and a fitted double wardrobe with hanging rail and top shelf.

Bedroom two *3.40m x 2.80m max (11' 2" x 9' 2")*
UPVC double glazed window to the front aspect, radiator, fitted carpet, and built-in triple wardrobe with sliding doors.

Bedroom 3 *3.30m x 1.85m (10' 10" x 6' 1")*
UPVC double glazed window to the rear aspect, radiator, and fitted carpet.

Bathroom *3.00m x 1.64m (9' 10" x 5' 5")*

UPVC double glazed opaque window to the side aspect, tiled flooring, quadrant shower enclosure with thermostatically controlled shower and glass/chrome screen, panelled bath, WC, hand wash basin, chrome heated towel rail, and partially tiled walls.

Outside front

Off-road parking for two vehicles with steps leading down to the front garden area. The garden is bordered by a low-level brick wall with low-maintenance concrete landscaping, and side gate access leading to the rear garden.

Back garden

Plot measures approx 1/5 of an acre. French doors from the lounge open onto a patio area providing direct access to the rear garden. The main garden is laid to lawn and enclosed by timber fencing, with a gate at the far end providing vehicle access directly into the garden. To the western side, the garden slopes gently down towards open fields beyond. The property offers potential for additional parking or a garage to the rear or front, subject to the necessary planning permissions.

Information

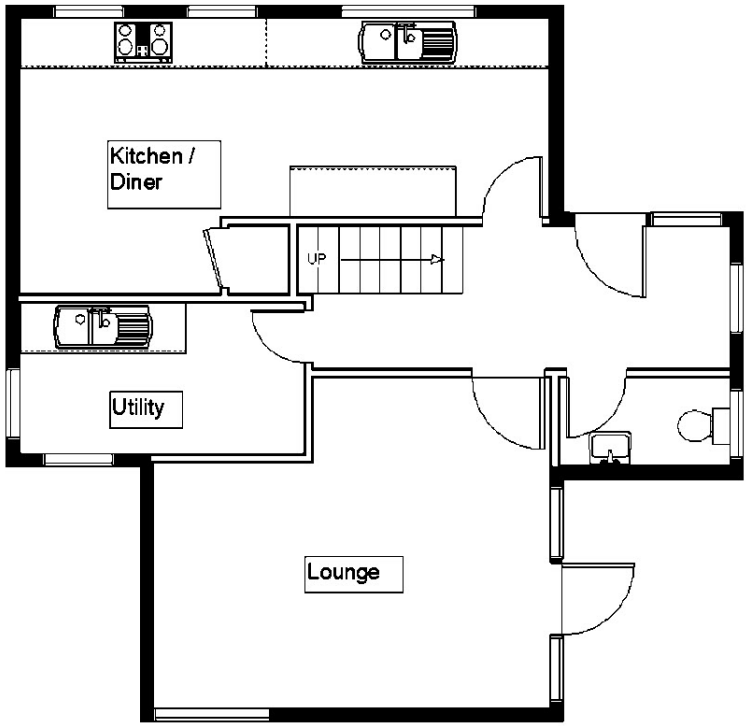
The property has undergone extensive recent improvements, including replacement UPVC fascias and bargeboards, a modern fitted kitchen and bathroom, redecoration, and new flooring throughout. The central heating system has also been updated, with a Worcester boiler installed in 2017. The UPVC double glazed windows were installed within the last 10 years, and the rear flat roof is constructed from fibreglass with an estimated 50-year lifespan. The cooker extractor vents externally.

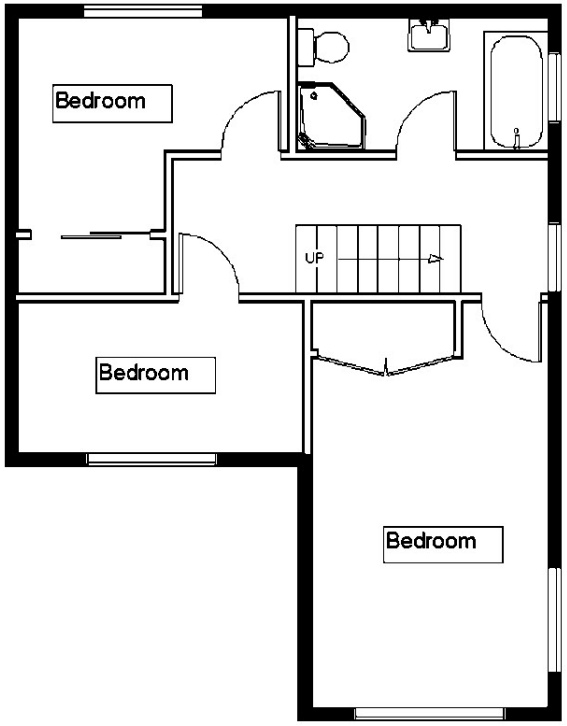
Additional Information

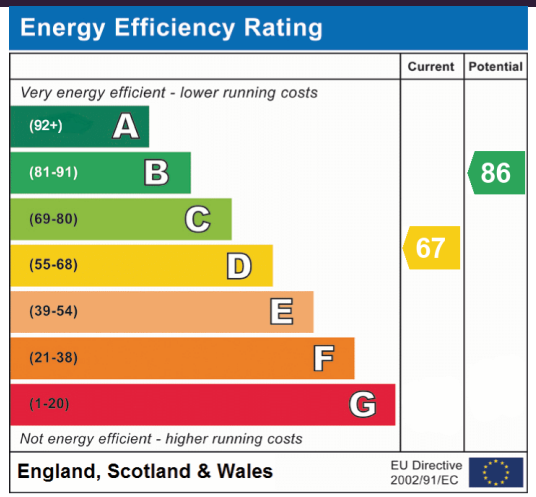
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