



£280,000

Thirlmere Court, Old Felixstowe, IP11



 **2**
Bedrooms

 **1**
Bathroom

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

01394 275276



Wainwrights presents this delightful two-bedroom detached bungalow, peacefully located in the highly regarded Thirlmere Court area of Felixstowe, just a short walk from The Dip, Felixstowe's award winning beaches and the Golf Club. Nestled within a quiet cul-de-sac, this well-maintained property offers spacious and comfortable single-storey living, ideal for retirees, downsizers, or anyone seeking a peaceful home in pleasant surroundings.

The accommodation includes an entrance lobby, spacious lounge/diner, kitchen, two bedrooms, a conservatory, and a recently refurbished modern bathroom. Externally, the home benefits from attractive front garden with side access to the private, non-overlooked rear garden, providing a lovely outdoor space for relaxing and entertaining. The single private garage is approached via a pathway and is in a block of garages, within the communal parking area.

Outside Front

Approached via a footpath from the roadway, the front garden features a concrete pathway leading to the front door, bordered by mature planting including herbs, flowers, ornamental ferns, and a large flowering Camellia. The remainder is mainly laid to lawn. A galvanised steel gate provides side access to the rear garden.

Entrance Lobby / Hallway *1.64m x 1.61m (5' 5" x 5' 3")*

Accessed via a UPVC fully glazed front door with matching side panel. Features tiled flooring, coving to ceiling, radiator, and a built-in storage cupboard housing the electrical consumer unit and a Baxi Platinum wall-mounted gas combi boiler. Door leading to lounge/diner.

Lounge / Diner *5.50m x 4.20m (18' 1" x 13' 9")*

A bright and spacious living area with UPVC double-glazed window to front aspect, two radiators, coving to ceiling, fitted carpet, and doors to both the kitchen and inner hallway.

Kitchen *3.62m x 3.10m (11' 11" x 10' 2")*

Fitted with grey marble-effect laminate worktops, Shaker-style units at base and eye level, and an inset composite single drainer sink with mixer tap. Includes space for a cooker, washing machine, and fridge/freezer. UPVC double-glazed window and door to side aspect, spotlights, and coving to ceiling. The kitchen has been partially replastered and is ready for finishing to the buyer's taste.

Inner Hallway *2.04m x 1.41m (6' 8" x 4' 8")*

Carpeted hallway with loft access (insulated) and doors leading to both bedrooms and the bathroom.

Bedroom One *4.01m x 3.22m (13' 2" x 10' 7") to front of wardrobe*

A generous double bedroom with UPVC double-glazed window to rear aspect, radiator, coving to ceiling, fitted carpet, and full-width built-in wardrobes with sliding doors.

Bedroom Two *3.20m x 2.41m (10' 6" x 7' 11")*

Second bedroom with radiator, carpet, and UPVC double-glazed French doors opening into the conservatory.

Conservatory *3.43m x 2.70m (11' 3" x 8' 10")*

A bright additional living space with fully tiled floor, underfloor heating (not tested), UPVC windows, and French doors opening out onto the garden. Includes lighting and power.

Bathroom *2.27m x 1.64m (7' 5" x 5' 5")*

UPVC double-glazed window to side aspect, panelled bath with mixer tap and separate thermostatic shower over, hand wash basin, WC, radiator, vinyl flooring, and airing cupboard containing an additional towel radiator.

Rear Garden *11.00m x 8.60m (36' 1" x 28' 3")*

A beautifully private, non-overlooked rear garden featuring a paved patio area directly behind the property, surrounded by well-established planting borders with a mix of flowers, shrubs, and herbs. Includes raised planters, lawned section, and a side gate providing access to the front of the property.

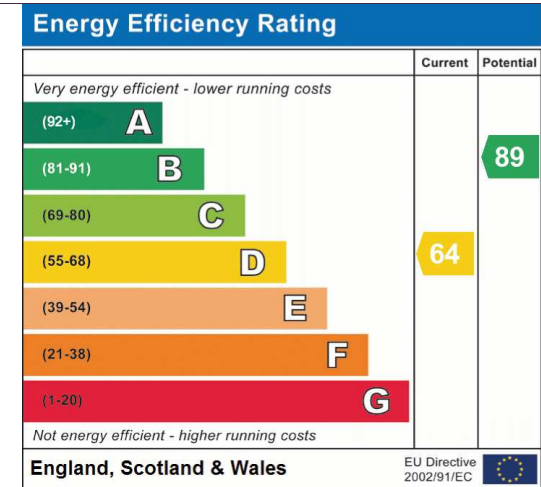
Additional Information

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In block Garage *5.16m x 2.41m (16' 11" x 7' 11")*

Garages in a block set within a courtyard with parking opposite. construction is of brick with a flat roof and up and over garage door, solid floor, air brick to rear.



Address: 4 Thirlmere Court, IP11

