



£295,000

Welbeck Close, Trimley St. Mary, IP11



3

Bedrooms



1

Bathroom

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS
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Wainwrights presents this spacious three bedroom, semi- detached bungalow, tucked away within a cul-de-sac and occupying the largest plot on the road, with an impressive south-east-facing rear garden. The property features a modern kitchen/diner, bay-fronted living room, conservatory, principal bedroom with en-suite, family bathroom and driveway parking for several vehicles. The extensive garden includes multiple seating areas, a summer house, greenhouse, storage sheds and a separate allotment-style area.

Outside front

The property occupies a cul-de-sac position and benefits from an imprinted concrete driveway providing parking for approximately two to three vehicles. A narrow gravelled border runs alongside the driveway, which leads to a wide wooden gate providing pedestrian access to the rear garden.

Entrance Porch *1.60m x 1.30m (5' 3" x 4' 3")*

A half-glazed UPVC entrance door opens into the porch, which has tiled flooring and fully double-glazed UPVC French doors leading into the internal lobby.

Internal Lobby *2.57m x 1.06m (8' 5" x 3' 6")*

Wood-effect laminate flooring, tall shelved storage cupboard, door to the living room and an opening into the kitchen/diner.

Kitchen/diner *5.01m x 2.30m at the deepest and widest points(16' 5" x 7' 7")*

A spacious dual-aspect kitchen/diner with UPVC double-glazed windows to the front and rear, a glazed UPVC door opening into the conservatory, radiator and grey wood-effect laminate flooring continuing from the internal lobby. The modern fitted kitchen comprises grey marble-effect laminate work surfaces with matching splashbacks, a stainless-steel single-drainer sink, inset two-burner gas hob with cooker hood and decorative glass splashback, integrated oven and space and plumbing for a dishwasher. There is a range of gloss-finished drawers and cupboards at floor and eye level, together with an additional matching work surface and storage within the dining area. A cupboard houses the Worcester gas combi boiler along with the smart gas and electricity meters and modern consumer unit.

Conservatory *2.16m x 2.20m (7' 1" x 7' 3")*

Constructed with a brick parapet wall, double-glazed windows to two sides, French doors opening onto the rear garden and a Perspex roof. Tiled flooring and a marble-effect work surface with cupboard storage and space and plumbing beneath for a washing machine.

Living room *4.31m x 3.27m into alcove (14' 2" x 10' 9")*

UPVC double-glazed bay window to the front, carpet, radiator and a feature inset gas fire within the chimney breast. Glass-panelled French doors open into the internal hallway.

Internal hallway

L-shaped hallway with a useful storage cupboard and access to the loft. The loft is insulated and partially boarded, with standing room available through the central section.

Master bedroom *3.88m x 3.49m (12' 9" x 11' 5")*

UPVC double-glazed window to the side, carpet, radiator and a door leading into the en-suite shower room.

En-suite shower room *3.24m x 0.99m (10' 8" x 3' 3")*

UPVC double-glazed window to the side, tile-effect vinyl flooring, extractor fan and heated towel radiator. Fitted with a shower enclosure featuring a thermostatic mixer shower and aqua-panelled walls, a wash basin and WC.

Bedroom two *3.20m x 2.52m (10' 6" x 8' 3")*

UPVC double-glazed window to the side, carpet and radiator.

Bedroom three *3.20m x 2.28m (10' 6" x 7' 6")*

UPVC double-glazed window overlooking the rear garden, carpet and radiator.

Family bathroom *2.55m x 1.56m (8' 4" x 5' 1")*

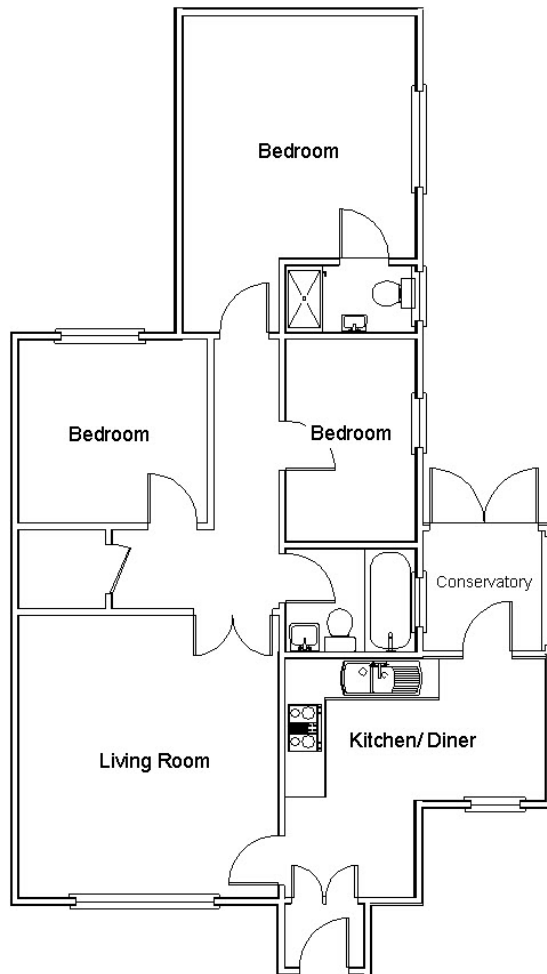
UPVC obscure double-glazed window to the side, mosaic-effect vinyl flooring, heated towel radiator and fully tiled walls. Fitted with a bath featuring chrome mixer taps and a shower attachment, wash basin and WC.

Back garden *27.80m x 21.20m at longest and widest (91' 2" x 69' 7")*

The property enjoys an extensive south-east-facing rear garden. A large paved patio adjoining the conservatory provides an ideal outdoor seating and entertaining area, with a decorative archway leading into the main garden. The substantial lawn is bordered by well-stocked planting areas containing established roses, shrubs and trees, with hedging along the rear boundary. A further paved patio at the end of the garden houses an open-fronted wooden summer house. A low fence and wooden gate open into a separate section of the garden, previously used as a private allotment. This area combines paved and hardstanding sections with designated planting beds and contains a greenhouse, a large low-maintenance storage shed and an additional plastic shed. A further private patio area provides another secluded space for outdoor seating.

Additional Information

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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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