Mariners Way | Trimley St. Mary | Felixstowe | IP11 0AA

Guide Price £290,000

NICHOLAS
ESTATES

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A beautifully presented modern, three-bedroom, two-bathroom home tucked away at the end of a quiet cul-de-sac. This high quality 2018 Bloor-built home is perfectly positioned backing onto open fields and Thurman's Lane, offering the best of village living. You're just a short stroll from the local shop and pub, with scenic walking and cycling trails right on your doorstep.

- Positioned on the edge of the development at the end of a Cul-de-sac
- Impressive open plan kitchen / dining room with French doors
- EV charging point
- 2018 Bloor-build, with a modern kitchen and bathrooms
- Extensive garage with power
- Large unoverlooked rear garden with decking area

Entrance Hall
Front aspect double glazed door, wood effect flooring, radiator, stairs to 1st floor and door to;

Lounge
14'2 x 12'1 (4.32m x 3.68m)
Front aspect double glazed window, radiator, carpet, under stairs cupboard, door to;

Kitchen/Diner
12'3 x 12'1 (3.73m x 3.68m)
Rear aspect double glazed double doors to the rear garden, tiled floor, work surface with tiled splash backs and 1.5 bowl stainless steel sink & drainer, integral dish washer & fridge/freezer, electric hob with extractor over, electric oven, radiator, recessed spot lights, open to;

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Utility Area
6'6 x 3'2 (1.98m x 0.97m)
Tiled floor, work surface, space for washing machine, wall mounted gas fired combi-boiler, door to;

Cloakroom
Hand wash basin, low level flush w/c, tiled floor, radiator and extractor fan.

Landing
Loft access, carpet and doors to;

Bedroom 1
9'7 x 9'2 (2.92m x 2.79m)
Rear aspect double glazed window, radiator, carpet, built in wardrobes and door to;

En-Suite
Rear aspect double glazed window, tiled floor, part tiled walls, tiled shower cubicle, heated towel rail, low level flush w/c, hand wash basin, recessed spot lights and extractor fan.

Bedroom 2
10'2 x 8'9 (3.1m x 2.67m)
Front aspect double glazed window, radiator and carpet.

Bathroom
The bathroom is clean and contemporary, with neutral tiling and white sanitaryware. It comprises a bath with a shower attachment, a wash basin with storage beneath, and a WC, all arranged to maximise space and functionality.

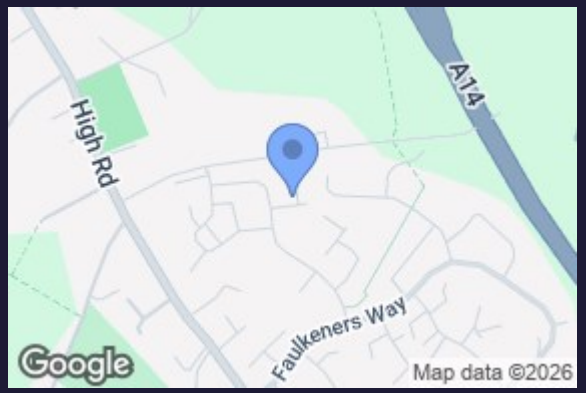
Bedroom 3
6'8 x 6'5 excluding door recess (2.03m x 1.96m excluding door recess)
Front aspect double glazed window, radiator, carpet and over stairs cupboard.

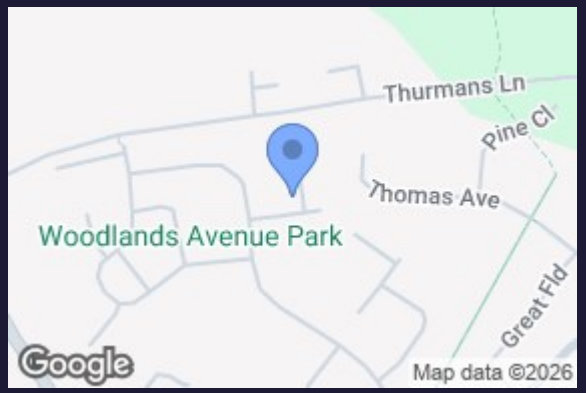
Front Garden
The exterior presents a neat front garden area with low maintenance planting and a paved driveway providing off-street parking. The property itself is a modern brick-built home with a pitched roof and double-glazed windows, offering curb appeal and practical living space.

Rear Garden
The garden is a delightful outdoor space, featuring a well-maintained lawn bordered by mature shrubbery and a spacious raised decking area. This deck offers a perfect spot for outdoor dining and relaxation, making it ideal for enjoying warm weather and social gatherings.

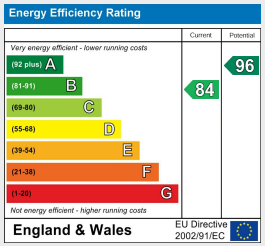
Garage
19'8 x 10'1 (5.99m x 3.07m)
Up & over door, power, light and a side door to the rear garden.

Agents Note
Site Management Charge - Approx £189 per annum





Council Tax Band **C** EPC Rating **B**



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