



£260,000

High Road, Trimley St. Mary, IP11



 **2**
Bedrooms

 **1**
Bathroom

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS |
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Wainwrights presents this exceptionally well-maintained and spacious two-bedroom home, offering generous living space, a useful cellar, a larger-than-average garage, downstairs cloakroom and off road parking.

The property features a cosy lounge room leading to a large open-plan kitchen - diner, with skylights and French doors opening out to the south-facing garden. Upstairs are two double bedrooms and a modern bathroom including a walk-in shower and separate bath.

Externally, there is a low-maintenance rear garden, brick-built garage and additional off-road parking. An ideal purchase for first-time buyers or downsizers – early viewing is highly recommended.

Front Exterior

Brick-built boundary wall. Pathway leading to the front door. The remainder of the front garden is laid to artificial lawn with gravel edging. Low maintenance UPVC fascias.

Lounge 4.43m x 3.50m (14' 6" x 11' 6")

UPVC double glazed window to the front aspect, radiator, LVT flooring which continues through to the dining area. Modern composite partially glazed front door with opaque double glazing. Chimney breast with feature display shelf. Door leading to internal lobby with staircase to the first floor and glazed panel door opening to the kitchen/diner.

Dining Area 3.53m x 3.53m (11' 7" x 11' 7")

Wood-effect LVT flooring flowing through from the lounge, radiator, step down to the kitchen area. Doors leading to the cellar and ground floor cloakroom.

Kitchen Area 5.60m x 3.65m narrowing to 2.6 (18' 4" x 12')

Step down from the dining area into this spacious open-plan kitchen. UPVC double glazed French doors open onto the rear patio, alongside a further UPVC double glazed window to the rear. Ceramic tiled flooring, two skylights, inset ceiling spotlights and partially tiled walls. Wall-mounted gas combi boiler. Fitted kitchen with grey stone-effect laminate worktops, matching wood-effect wall and base units with drawers, and a two-bowl corner sink with twin mixer taps. Space and plumbing for washing machine and tumble dryer. Five-burner range gas cooker with stainless steel splashback and extractor hood.

Ground Floor Cloakroom

Ceramic tiled flooring, partially tiled walls, hand wash basin, WC, fitted wall cupboard and extractor fan.

Secret Cellar 3.50m x 7.00m (11' 6" x 23')

The understairs cupboard has useful storage space for coats and shoes, but also provides access to the basement, via a wooden staircase. The basement is bisected by the staircase into two rooms and offers the potential for a wine cellar/gym/cinema room. Front Cellar Room: 3.40m x 3.50m (height 1.90m) Rear Cellar Room: 3.40m x 3.50m (height 1.90m)

First Floor Landing

Carpeted stairs rise to the landing, which features grey wood-effect vinyl flooring and a fitted cupboard housing the electrical consumer unit, electric meter and Wi-Fi router. All first floor doors are varnished pine and lead to:

Master bedroom 3.34m x 3.50m (10' 11" x 11' 6")

UPVC double glazed window to the front aspect, radiator and fitted carpet. Built-in storage cupboard with hatch providing access to the loft.

Bedroom Two 2.50m x 3.40m (8' 2" x 11' 2")

UPVC double glazed window to the rear aspect, radiator and grey wood-effect vinyl flooring.

Bathroom 2.20m x 2.63m (7' 3" x 8' 8")

UPVC double glazed opaque window to the rear aspect, radiator and extractor fan. The white suite comprises a walk-in shower with thermostatically controlled mixer, riser and rainfall shower head, bifold chrome and glass shower doors, and fully tiled enclosure. Panelled bath, hand wash basin and WC. Partially tiled walls.

Back Garden 23.00m x 4.20m (75' 6" x 13' 9")

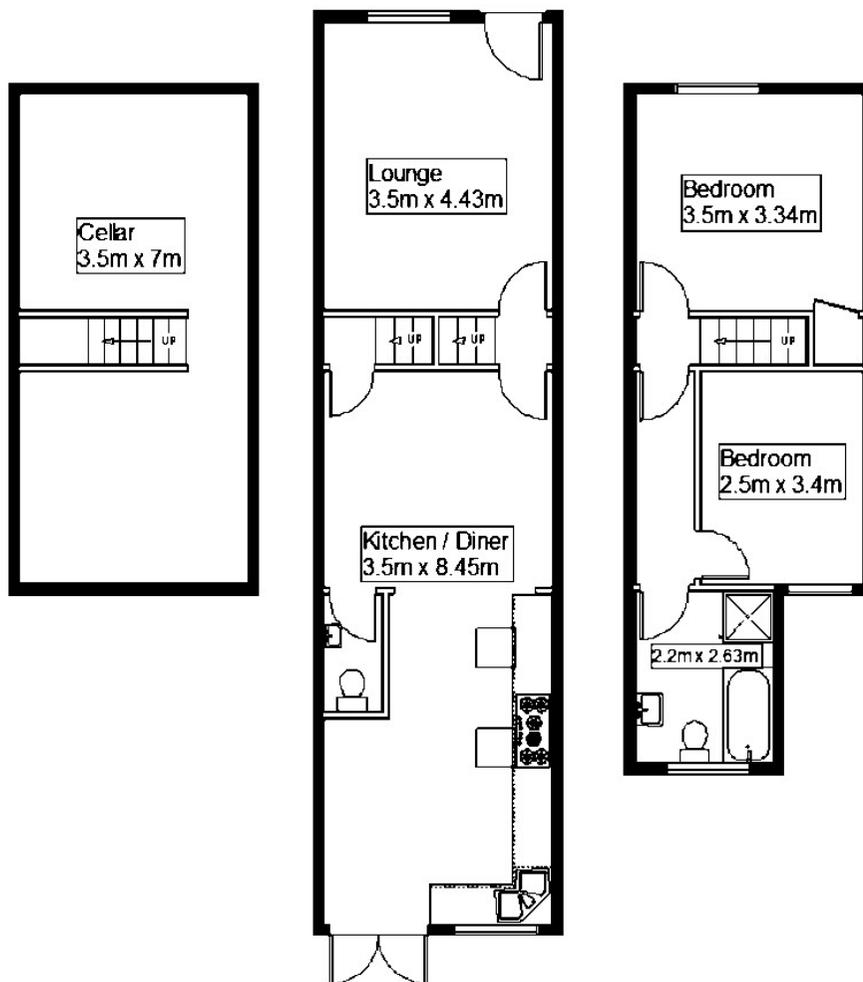
Paved patio area leading to the main garden. Artificial lawn to the central area with planting borders to one side featuring established shrubs and plants. Concrete pathway runs along the other edge to the rear gate. Timber fencing to both boundaries. Outside tap and security lighting. At the far end of the garden is a brick-built garage with pitched roof. To the rear of the garage is a parking area providing off-road parking for one vehicle.

Garage 5.27m x 3.12m (17' 3" x 10' 3")

Larger than average garage with up-and-over door to the front. UPVC double glazed pedestrian door and window to the rear. Fitted with power, lighting and strip lights, concrete floor and additional loft storage.

Additional Information

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

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