



4 The Kempsters, Trimley St. Mary, Felixstowe, IP11 0XR

£265,000 FREEHOLD

Offered for sale with no onward chain is this beautifully presented and extensively modernised semi-detached bungalow benefitting from tasteful re-decoration throughout, new floor coverings, new internal doors, newly fitted kitchen and bathroom.

The accommodation briefly comprises entrance hall, lounge, newly fitted kitchen, two bedrooms and newly fitted bathroom. Further benefits include full gas fired heating via radiators with a modern Viessman combination boiler, UPVC sealed unit double glazed windows, the fitment of oak internal doors with brushed stainless steel handles, new floor coverings throughout, complete internal re-decoration, adjacent driveway and good size west facing rear garden.

The property is situated in a popular residential cul-de-sac on the Faulkener's Way development within easy reach of regular bus services into Ipswich and Felixstowe with a variety of amenities, shops and restaurants available.

UPVC SEALED UNIT DOUBLE GLAZED ENTRANCE DOOR - Opening to :-

ENTRANCE PORCH

LVT wood plank effect flooring, door to :-

LOUNGE 13' 2" x 13'8" max reducing to 11' 8" (4.01m x 3.56m)

Two radiators, TV point, electronic central heating thermostat, LVT wood plank effect flooring, coved ceiling, UPVC sealed unit double glazed window to the front aspect.

KITCHEN 8' 10" x 7' 10" (2.69m x 2.39m)

Recently re-fitted to a high standard with a comprehensive range of units comprising base cupboards and drawers with marble effect work surfaces over, inset stainless steel single drainer sink unit with mixer tap, matching marble style upstands, fitted eye level cupboards, built in stainless steel AEG double oven, electric ceramic four ring hob, splashback, concealed extractor hood, space and plumbing for automatic washing machine, radiator, space for tall fridge/freezer, LED ceiling spotlights, LVT wood plank effect flooring, UPVC sealed unit double glazed window to the rear aspect and UPVC sealed unit double glazed door to the side.

INNER HALLWAY (LEADING FROM THE LOUNGE)

LVT wood plank effect flooring, cupboard housing wall mounted Viessman combination gas fired boiler, access to loft space.

BEDROOM ONE 13' 2" x 9' 2" (4.01m x 2.79m)

Radiator, telephone point, ceiling coving and newly fitted floor covering, UPVC sealed unit double glazed window to the front aspect.

BEDROOM TWO 9' 2" x 9'4" max reducing to 7' 10" (2.79m x 2.39m)

Radiator, telephone point, ceiling coving and newly fitted floor covering, UPVC sealed unit double glazed window to the rear aspect.

BATHROOM

Newly fitted white contemporary style suite comprising panelled bath with mixer tap and shower over, waterproof wall panels, low level WC, wash hand basin with mixer tap and vanity cupboards below, wall mirror with electric backlight, radiator, ceiling spotlight, extractor fan, LVT wood plank effect flooring, UPVC sealed unit double glazed window to the rear aspect.

OUTSIDE

The property is recessed from the road with an open plan style garden, laid to lawn with flower borders, adjacent driveway enabling off street parking for one vehicle with gate leading through to a further area with potential to park another vehicle if required.

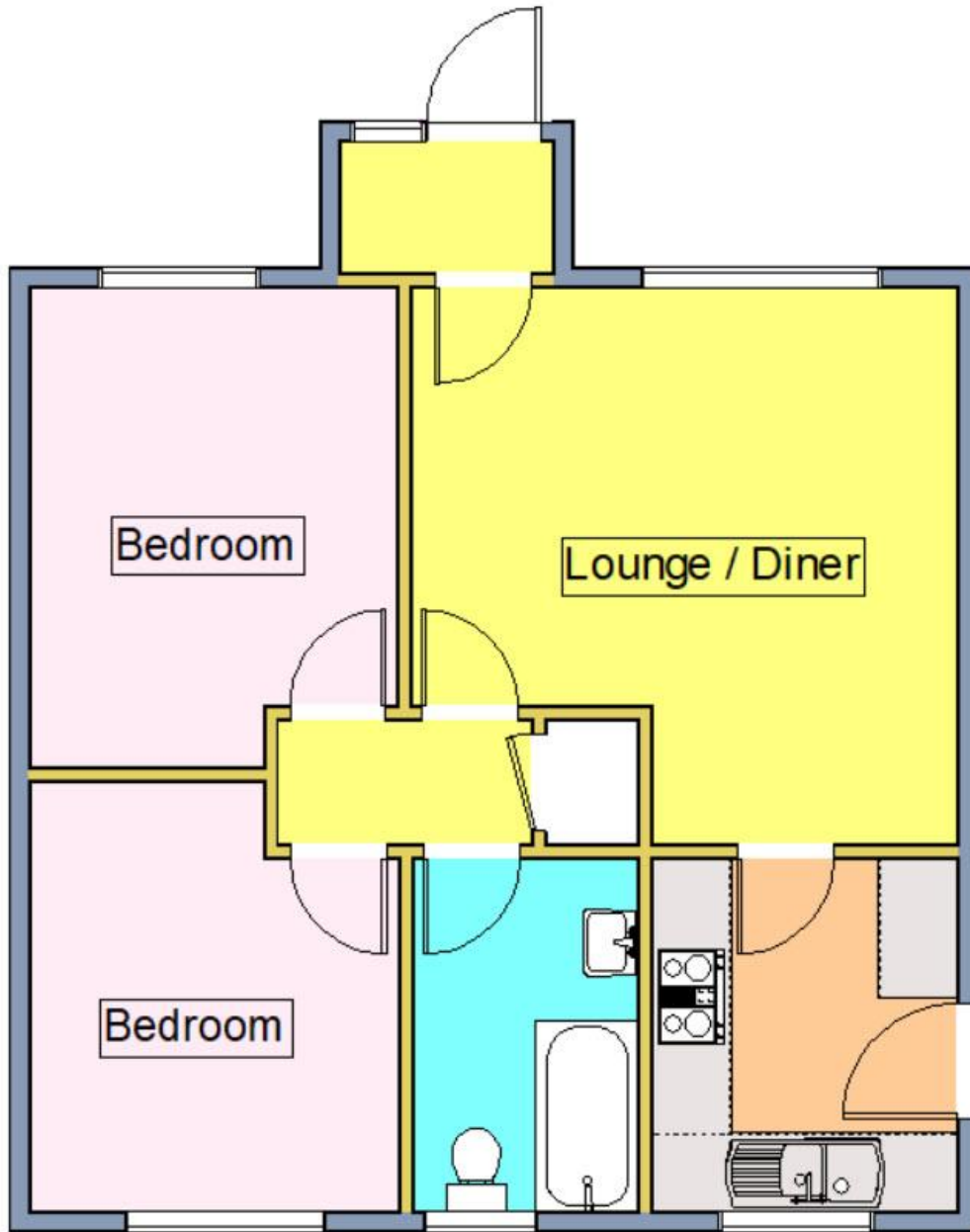
To the rear of the property there is a good size west facing garden measuring approx 56' in depth x 32' in width, comprising mainly lawn with well stocked flower and shrub borders, timber decking area, paved patio area, cold water tap and timber storage sheds.

COUNCIL TAX

Band 'B'







Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		