



£239,995

High Road, Trimley St. Mary, IP11



2

Bedrooms



1

Bathroom

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS
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Wainwrights are pleased to present this Two DOUBLE bedroom house with **garage, off road parking** and **south facing garden**, in the heart of Trimley St. Mary. Featuring two double bedrooms and a **four-piece modern bathroom**. The house also boasts an attractive lounge room leading to an impressive **open-plan kitchen-diner**, with skylights and **French doors** opening onto the south-facing garden.

The property also boasts a **downstairs cloakroom** and a large basement. This home is located just a short walk from the highly-regarded Trimley St Mary Primary School and also offers quick access to the Felixstowe Academy, Felixstowe's town centre, the seafront, the A14 and Trimley station. Call Wainwrights now to arrange a viewing.

Outside front

Brick-built boundary wall. Pathway leading to the front door. The remainder of the front garden is laid to astro turf 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 room *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 *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.

Basement *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 distinct spaces 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)

Upstairs 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, bi-fold 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")*

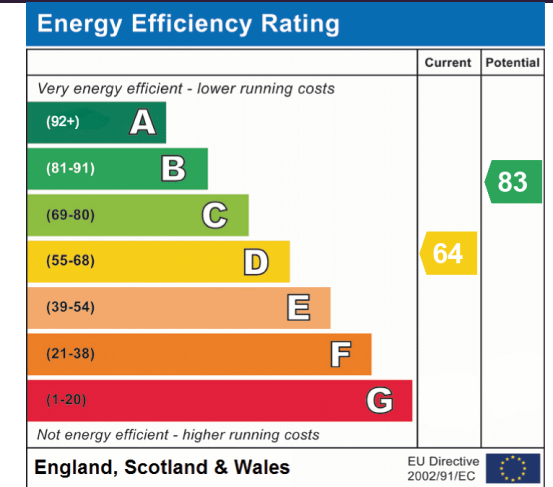
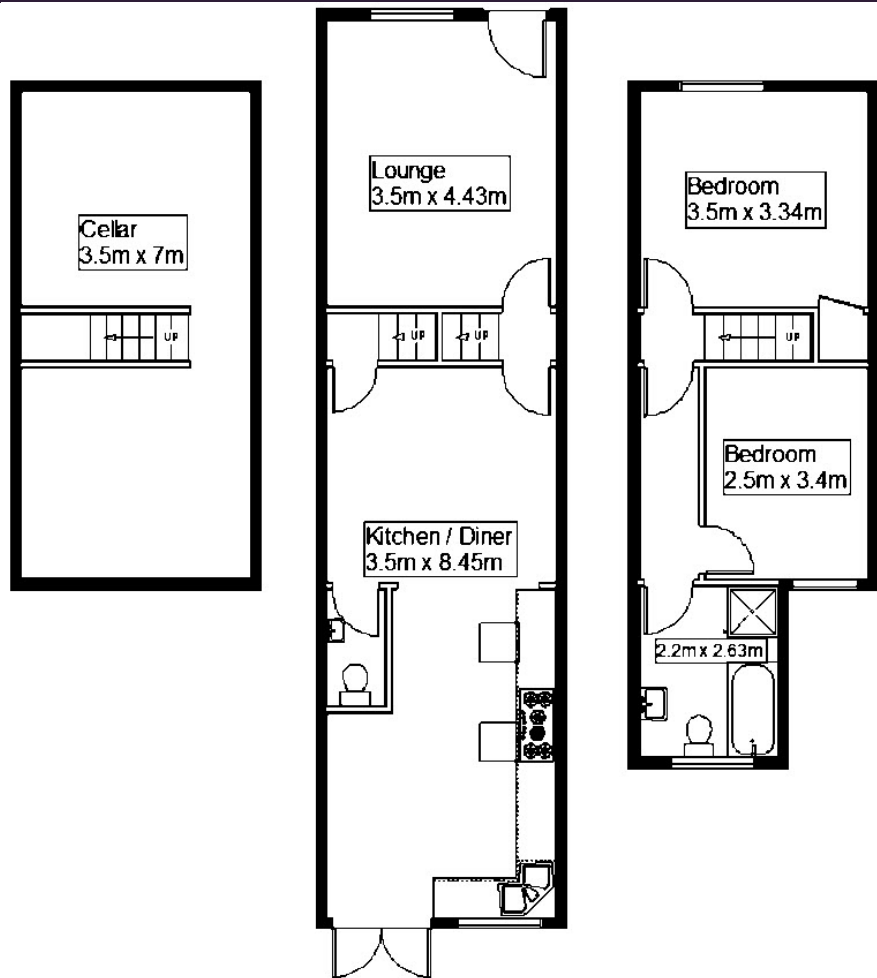
Paved patio area leading to the main garden. Astro turf to the central area with planting borders to one side featuring established shrubs and plants. Concrete pathway runs along the other edge to the rear gate. Timber fencing to both boundaries. Outside tap and security lighting. At the far end of the 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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