£185,000

The Josselyns, Trimley St. Mary, IP11



2 Bedrooms

1 Bathroom

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS
enquiries@wainwrights.co.uk

01394 275276

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BUYER INCENTIVE – £500 towards your legal fees if you complete on this purchase before Christmas! Wainwrights presents this two-bedroom home situated in a cul-de-sac, with two allocated parking spaces nearby and an enclosed rear garden offered for sale with no onward chain. The living room leads through to a modern fitted kitchen/diner, providing space for everyday meals and entertaining, with a door opening onto the garden. Upstairs are two bedrooms and a bathroom. Outside, the rear garden offers lawn and patio areas, with gated pedestrian access back to the parking area.

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Outside Front

The property is situated in a cul-de-sac with ample parking, two allocated to this property and a pleasant raised planter containing an established tree and flowering plants directly in front. A pathway leads from the parking area through the front garden to the entrance door. The garden is mainly laid to lawn, with a planting strip to one side.

Living Room *3.70m x 4.80m at widest and deepest points (12' 2" x 15' 9")*

A partially glazed UPVC front door opens into the living room, with a UPVC double glazed window to the front aspect, carpeted flooring, a radiator and coving to the ceiling. A built-in cupboard houses the gas and electricity meters and electrical consumer unit. Stairs rise to the first floor, and a door leads to the kitchen/diner.

Kitchen/Diner *3.76m x 2.70m (12' 4" x 8' 10")*

A modern fitted kitchen with a range of base cupboards and drawers, matching wall units, marble-effect laminate worktops and an inset one-and-a-half bowl stainless steel sink. There is space and plumbing for a washing machine, space for a tumble dryer, connections for an electric cooker and space for a tall fridge/freezer. Further features include partially tiled walls, tile-effect vinyl flooring, a radiator and a wall-mounted Baxi Platinum boiler. UPVC double glazed windows overlook the rear garden, with a partially glazed UPVC door providing access outside. There is also room for a dining table.

First-Floor Landing

Carpeted flooring, a loft access hatch and doors to all first-floor rooms.

Main Bedroom *3.77m x 2.72m (12' 4" x 8' 11")*

UPVC double glazed window to the rear aspect, a radiator and carpeted flooring.

Bedroom Two *3.78m x 2.26m (12' 5" x 7' 5")*

UPVC double glazed window to the front aspect, a radiator and carpeted flooring.

Bathroom *2.79m x 1.50m (9' 2" x 4' 11")*

Fitted with a bath with a shower mixer tap and glass shower screen, a wash basin and WC. Further features include a radiator, extractor fan, wood-effect vinyl flooring and a large airing cupboard over the stairs.

Garden *9.83m x 4.29m (32' 3" x 14' 1")*

A paved patio extends from the house to the main lawn, with stepping stones leading to a further patio at the rear and hardstanding for a shed. The garden is enclosed by wooden panel fencing, with a rear pedestrian gate providing access around the property to the parking area.

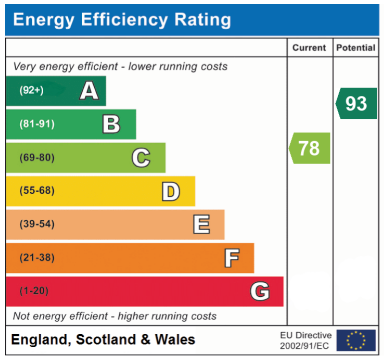
Additional Information

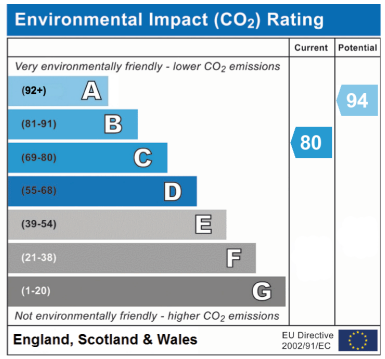
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