




£350,000

Sandy Close, Trimley St. Martin, IP11



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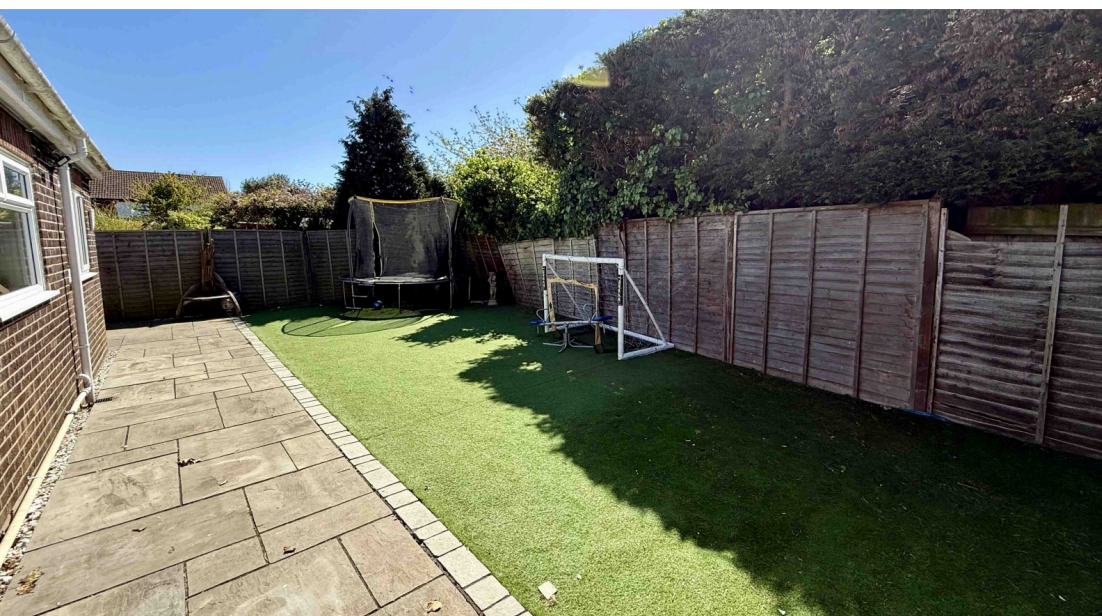
Bedrooms

 2

Bathrooms

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

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Wainwrights presents this versatile family home offering spacious accommodation including a living room, an open-plan kitchen/dining area with separate utility space, cloakroom and a ground floor bedroom suite with dressing room and en-suite, suitable for multi-generational living or guest use.

Upstairs, there are three bedrooms and a family bathroom. Externally, the front provides off-road parking for multiple vehicles along with side access. The enclosed rear garden includes a paved patio and an artificial lawn.

## **Outside Front**

Block-paved driveway providing off-road parking for multiple vehicles, with the remainder laid to lawn. Covered porch area to the front door. Side access via a wide gate, offering potential for additional parking or access to the rear.

## **Entrance Hallway** *1.90m x 1.60m (6' 3" x 5' 3")*

UPVC part-glazed front door opening into the hallway, tile-effect vinyl flooring, dado rail, radiator, coving to ceiling, feature light fitting, doors to cloakroom and inner hallway.

## **Cloakroom** *1.70m x 1.20m (5' 7" x 3' 11")*

UPVC double glazed window to the front aspect, tiled flooring, radiator, coving to ceiling, vanity unit with integrated wash hand basin, WC, modern consumer unit.

## **Inner Hallway** *1.90m x 2.03m at widest (6' 3" x 6' 8")*

Tile-effect vinyl flooring, stairs rising to the first floor, under-stairs storage cupboard, doors to living room and kitchen/dining room.

## **Living Room** *5.50m x 3.30m (18' 1" x 10' 10")*

UPVC double glazed window to the front aspect, carpeted flooring, coving to ceiling, two radiators (including modern upright style), door leading to ground floor bedroom suite.

## **Kitchen / Dining Room** *4.62m x 2.88m widening to 6.39m x 1.8m (15' 2" x 9' 5")*

Open-plan L-shaped kitchen and dining area with UPVC double glazed windows and half-glazed door to the rear. Tiled flooring, partially tiled walls, coving and spotlights to ceiling. Fitted with a range of wall and base units with granite-effect worktops and a Butler sink with mixer tap. Range-style gas cooker with multiple ovens and extractor hood, integrated under-counter fridge and dishwasher. Dining area with radiator and access to a separate utility space (via sliding doors) with plumbing for washing machine, tumble dryer, and additional appliance space.

## **Ground Floor Bedroom** *3.85m x 2.33m (12' 8" x 7' 8")*

UPVC double glazed window to the rear aspect, carpeted flooring, coving to ceiling, feature light fitting, modern upright radiator, access to dressing room.

## **Dressing Room** *2.70m x 2.42m (8' 10" x 7' 11")*

Fitted wardrobes and drawers (some mirrored), carpeted flooring, spotlights to ceiling, modern upright radiator, access to en-suite.

## **En-Suite Shower Room** *2.40m x 1.44m (7' 10" x 4' 9")*

UPVC double glazed window to the front aspect, fully tiled walls and floor, chrome heated towel rail, large shower with glass screen, vanity unit with integrated basin, WC, spotlights and extractor fan.

## **First Floor Landing**

Balcony-style landing overlooking the stairwell, fully carpeted, loft access hatch, coving to ceiling, doors to all first-floor rooms.

## **Master Bedroom** *3.60m x 3.30m (11' 10" x 10' 10")*

UPVC double glazed window to the rear aspect, radiator, laminate flooring, coving to ceiling, ceiling fan with integrated light.

## **Bedroom Two** *3.30m x 2.66m (10' 10" x 8' 9")*

UPVC double glazed window to the front aspect, radiator, laminate flooring, coving to ceiling.

## **Bedroom Three** *2.92m x 2.50m (9' 7" x 8' 2") at widest points*

UPVC double glazed window to the rear aspect, radiator, laminate flooring, two built-in double wardrobes, coving to ceiling, ceiling fan with integrated light.

**Family Bathroom** *2.80m x 1.70m (9' 2" x 5' 7")*

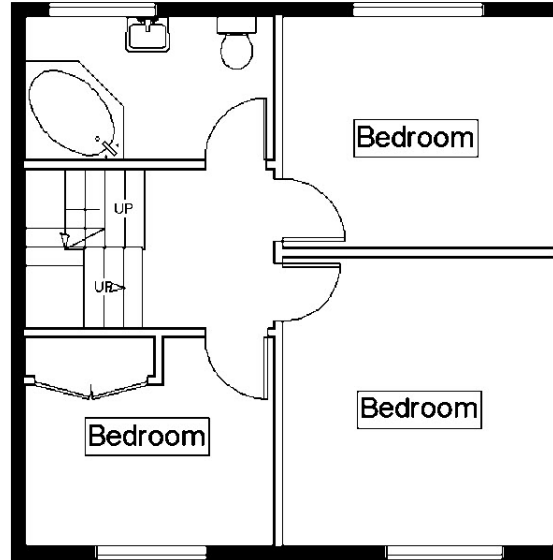
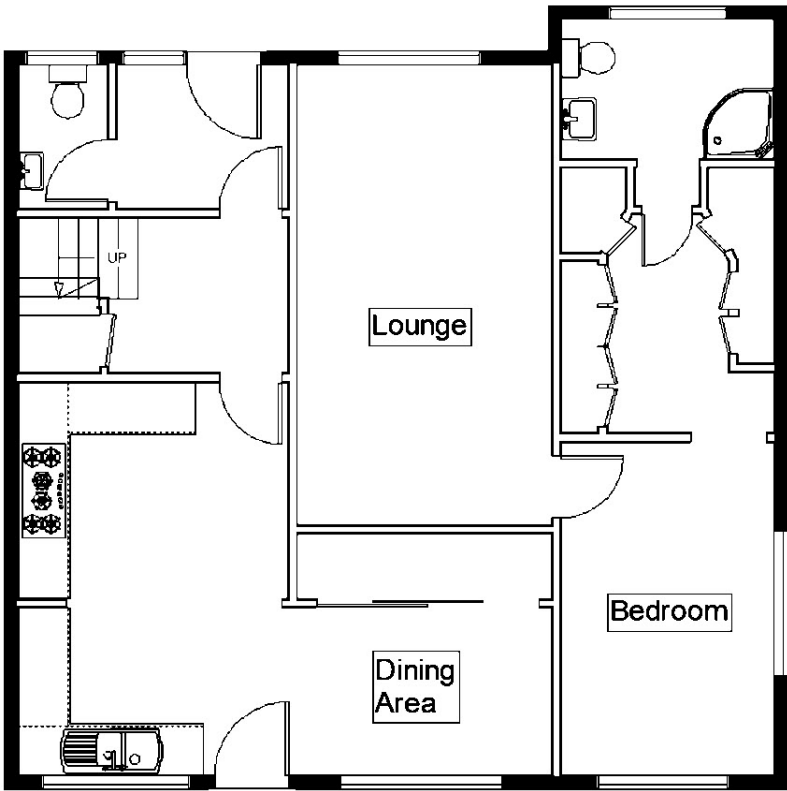
UPVC double glazed opaque window to the front aspect, fully tiled walls and floor, coving to ceiling, corner bath with mixer shower and riser, wash hand basin, WC, radiator.

**Rear Garden** *6.95m x 12.60m (22' 10" x 41' 4")*

Wraparound paved patio area with artificial lawn and a designated bin storage space. Fully enclosed with wooden panel fencing and offering a good degree of privacy.

**Additional Information**

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	70	77
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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