



£240,000

St. Marys Close, Trimley St. Mary, IP11



3

Bedrooms



1

Bathroom

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS
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Wainwrights presents this comprehensively renovated and upgraded three-bedroom home, offered with no onward chain. The property has undergone extensive improvements, including a newly created open-plan kitchen/living/dining area, brand-new fitted kitchen and appliances, new family bathroom, downstairs WC, windows, flooring, full electrical rewire and Vaillant combi boiler. Further benefits include a newly laid driveway for two vehicles and a large rear garden offering a good degree of privacy.

Outside – Front

A dropped kerb provides access to the newly laid block-paved driveway, offering off-road parking for two vehicles. Planted borders sit to either side, while the external window frames are finished in grey with white frames internally. A pathway provides access along the side of the property to the rear garden.

Entrance Hallway

A partially glazed composite entrance door opens into the hallway, featuring new 8mm wood-effect LVT flooring laid in a herringbone pattern, a modern radiator and stairs rising to the first floor. Bespoke pull-out storage has been created beneath the stairs, while oak doors lead to the ground-floor rooms.

Ground-Floor Cloakroom

A newly created cloakroom with the herringbone-style LVT flooring continuing from the hallway. Fitted with a WC, hand wash basin, built-in shelving, feature-panelled wall, partially tiled walls and extractor fan.

Open-Plan Kitchen/Living/Dining Room *5.97m x 3.95m widening to 5.99m (19' 7" x 13')*

A spacious and versatile open-plan room, newly created following structural alterations. Windows to the front, side and rear aspects provide plenty of natural light, while a new rear patio door system incorporates a hinged access door and slide-and-swing panels, allowing the room to be opened widely onto the garden. The new 8mm herringbone-style wood-effect LVT flooring continues throughout, complemented by two modern radiators. The brand-new fitted kitchen features marble-effect laminate worktops with an inset one-and-a-half-bowl stainless steel sink. Integrated appliances include a Bosch four-ring electric hob, oven, extractor, fridge/freezer, washing machine and dishwasher. Further features include partially tiled walls and ceiling spotlights within the kitchen and dining areas.

First-Floor Landing

With new carpet, and oak doors leading to the bedrooms and family bathroom.

Principal Bedroom *3.33m x 3.37m (10' 11" x 11' 1")*

UPVC double-glazed window to the front aspect, modern radiator and carpet.

Bedroom Two *3.62m x 2.56m (11' 11" x 8' 5")*

UPVC double-glazed window overlooking the rear garden, modern radiator and carpet.

Bedroom Three *2.54m x 2.73m (8' 4" x 8' 11")*

UPVC double-glazed window to the front aspect, modern radiator and carpet.

Bathroom *2.40m x 1.63m (7' 10" x 5' 4")*

A brand-new contemporary family bathroom with a new UPVC double-glazed window to the rear aspect. The suite comprises a bath with a glass and chrome shower screen, thermostatically controlled mixer shower, riser and overhead rainfall showerhead, bespoke vanity unit with integrated hand wash basin, and WC. Further features include partially tiled walls, tiled flooring and an illuminated anti-mist mirror with an integrated shaver/toothbrush socket.

Rear Garden

French doors from the living and dining area open onto a patio, which continues along a pathway to the side gate. The remainder of the garden is mainly laid to lawn, with established planting areas, mature trees and shrubs, including a fruit-bearing fig tree. The garden is enclosed by fencing and enjoys a good degree of privacy, with no properties directly overlooking it from the rear.

Agent's Note

The property has undergone a comprehensive renovation and upgrading, including structural alterations to create the open-plan kitchen/living/dining area, new stud walls and insulation, a new soil stack, a full electrical rewire, all new flooring including 8mm herringbone LVT flooring throughout downstairs, new windows throughout and the installation of a brand-new Vaillant combi boiler. We understand that the renovation and structural alterations were completed with Building Regulations approval. A Building Control completion certificate and final sign-off are available. The property is offered with no onward chain.

Additional Information

Please note that the property is of non-standard construction. Prospective purchasers are advised to confirm its suitability with their chosen mortgage lender before proceeding. Wainwrights Estate & Lettings Agent Ltd. Co No. 14699401. Trading Address: 156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS. Misrepresentation Act 1967 and Property Misrepresentations Act 1991. This advertisement or these particulars do not constitute any part of an offer or contract. All measurements are given as a guide, and no liability can be accepted for any errors arising from. No responsibility is taken for any other error, omission, or misstatement in these particulars not for any expenses incurred by the applicants for whatever reason. No representation or warranty is made in relation to this property whether in these particulars, during negotiations or otherwise. Intending purchasers will be asked to produce identification documentation and proof of funds at a later stage. Wainwrights has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Council tax band A.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		86
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Address: Trimley St. Mary, IP11

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		84
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
EU Directive 2002/91/EC		

