



141 Faulkeners Way, Trimley St. Mary, IP11 0FF

£279,950 FREEHOLD

A modern detached house situated on Faulkeners Way within the village of Trimley St Mary, requiring some general modernisation and improvement.

The accommodation in brief comprises entrance hall, cloakroom, lounge, dining room, kitchen, utility area, three bedrooms (master bedroom with en-suite shower room), family bathroom and single garage.

Further benefits include a driveway, south facing enclosed rear garden, gas fired central heating via radiators and UPVC sealed unit double-glazed windows.

The property is within easy reach of nearby schools, railway station and regular bus services to the County town of Ipswich and the coastal town of Felixstowe being less than two miles distant with a variety of both local and national shops and amenities available.

DOUBLE GLAZED ENTRANCE DOOR - Opening to :-

ENTRANCE HALL - Built in cupboard.

CLOAKROOM - Suite comprising low level WC, wash hand basin, window to side aspect.

LOUNGE 15' x 12' 10" (4.57m x 3.91m)

Radiator, TV point, window to the front aspect, staircase leading to the first floor. Throughway to :-

DINING ROOM 8' 25" x 9' 2" (3.07m x 2.79m)

Radiator, double glazed doors opening to the rear garden.

KITCHEN 10' x 7' 4" (3.05m x 2.24m)

Fitted with a range of high gloss finished units comprising base and eye level cupboards, work surfaces over, inset stainless steel single drainer one and a half bowl sink unit, tiled splashbacks, matching eye level cupboard to gas five ring hob, extractor hood, plumbing for automatic washing machine, double glazed window to the rear aspect.

UTILITY ROOM 7' 8" x 4' 9" (2.34m x 1.45m)

Plumbing for automatic washing machine, double glazed door to the side.

FIRST FLOOR LANDING - Access to the loft space.

BEDROOM ONE 12' 6" x 10' 2" (3.81m x 3.1m)

Radiator, double glazed window to the rear aspect.

EN-SUITE SHOWER ROOM

Built in shower cubicle, wash hand basin, window to the rear aspect.

BEDROOM TWO 10' 2" x 10' 8" (3.1m x 3.25m)

Double glazed window to front aspect, radiator.

BEDROOM THREE 9' 3" x 7' 6" (2.82m x 2.29m)

Radiator, double glazed window to front aspect.

FAMILY BATHROOM

Suite comprising panel bath, low level WC, wash hand basin, tiled splashbacks, radiator, window to the rear aspect.

OUTSIDE

The property has an open plan front garden with adjacent driveway leading to :-

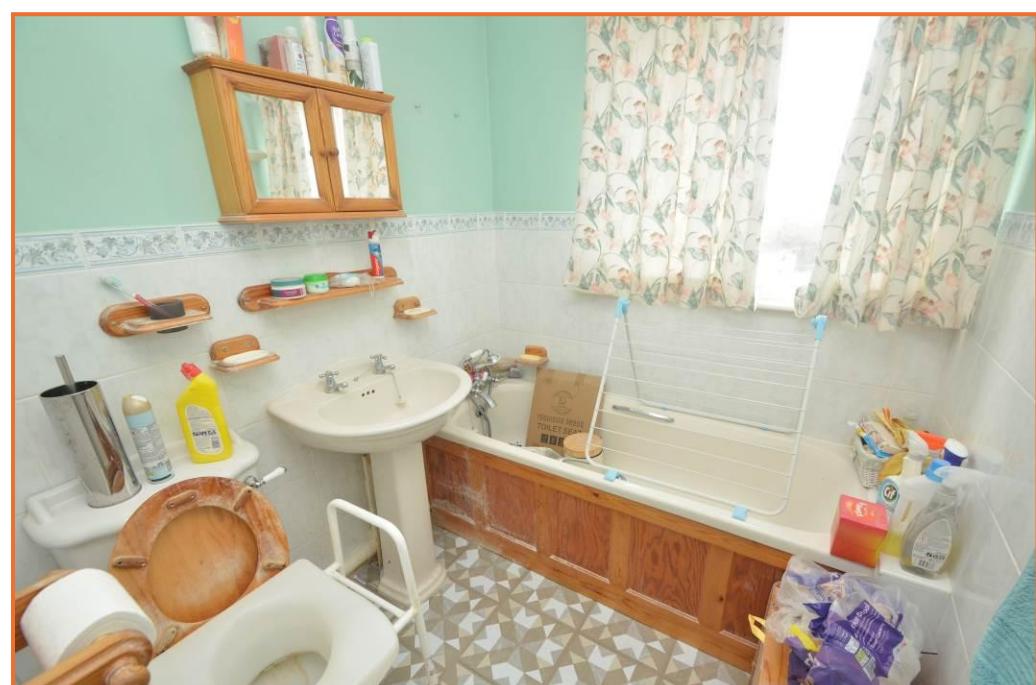
SINGLE GARAGE 17' 25" x 8' 10" (5.82m x 2.69m)

Wall mounted Stoke gas fired boiler, personal door to :-

REAR GARDEN

To the rear of the property there is a south facing garden comprising patio, lawn and timber fencing.

COUNCIL TAX – Band 'D'





Address: 141 Faulkeners Way, Trimley St. Mary, FELIXSTOWE, IP11 0FF
RRN: 0442-3058-2202-2666-6204

Energy Rating

Most energy efficient - lower running costs

(92 plus) **A**

(81 - 91) **B**

(69 - 80) **C**

(55 - 68) **D**

(39 - 54) **E**

(21 - 38) **F**

(1 - 20) **G**

CURRENT

POTENTIAL

73

79

Not energy efficient - higher running costs

England & Wales

EU Directive
2002/91/EC





