£250,000

Tylers Green, Trimley St. Mary, IP11



2 Bedrooms

1 Bathroom

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

01394 275276

£250,000

Tylers Green, Trimley St. Mary, IP11







Wainwrights presents this semi-detached home, offered with **no onward chain**, providing two first-floor bedrooms, a spacious lounge/dining room and a separate garden room offering flexibility for relaxing, hobbies or working from home. A driveway and carport provide parking for at least three vehicles, while the enclosed rear garden enjoys a private outlook and sunshine throughout much of the day.

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

01394 275276

Outside Front

The property is approached via a predominantly block-paved driveway extending along the front and side, providing space for one vehicle beneath the carport and at least two further vehicles on the driveway. The front garden includes a lawn and planted borders with established flowers, a mature tree and a rose bush. A pedestrian gate provides access to the rear garden.

Entrance Hallway

A partially glazed UPVC front door opens into the entrance hallway, with a leaded-glass window to the front aspect, radiator and wall-mounted electrical consumer unit. Stairs rise to the first floor, with doors leading to the ground-floor cloakroom and living accommodation.

Ground-Floor Cloakroom

Fitted with a WC and hand wash basin, with a double-glazed leaded window to the front aspect, wall-mounted electric fan heater, extractor fan and vinyl floor tiles.

Through Lounge *6.80m x 3.90m narrowing to 2.60m (22' 4" x 12' 10")*

A spacious room with dual-aspect windows bringing in natural light and space for both comfortable seating and a dining table, ideal for everyday living and hosting friends or family. Features include an electric fireplace, two radiators and a built-in understairs storage cupboard. A glazed-panel door leads to the kitchen.

Kitchen *3.99m x 2.95m narrowing to 2.04m (13' 1" x 9' 8")*

Fitted with matching base and eye-level units, drawers and marble-effect laminate worktops incorporating a stainless-steel single-drainer sink. Appliances include an inset four-burner gas hob and an integrated Belling double oven. Leaded windows overlook the front and side aspects, with tiled flooring, ceiling spotlights and a wall-mounted Baxi 800 gas boiler. A glazed-panel door leads to the garden room.

Dining Room / **Bedroom 3** *4.01m x 2.77m (13' 2" x 9' 1")*

A versatile additional reception room with carpeted flooring, coving and double-glazed French doors opening onto the rear patio and garden. This room provides space for a second sitting room, hobbies or a home office, with direct access outside during the warmer months.

First-Floor Landing

Carpeted stairs lead to the landing, with a leaded window and an airing cupboard housing the hot water cylinder. Doors lead to both bedrooms and the bathroom.

Bedroom One *3.96m to the front of the wardrobes x 2.84m (13' x 9' 4")*

A double bedroom with double-glazed leaded windows to the front aspect, radiator and carpeted flooring. Fitted wardrobes extend along one wall and measure approximately one metre in depth, providing generous storage.

Bedroom Two *3.89m x 3.03m (12' 9" x 9' 11")*
A further double bedroom with a double-glazed window overlooking the rear garden, radiator, carpeted flooring and a loft access hatch.

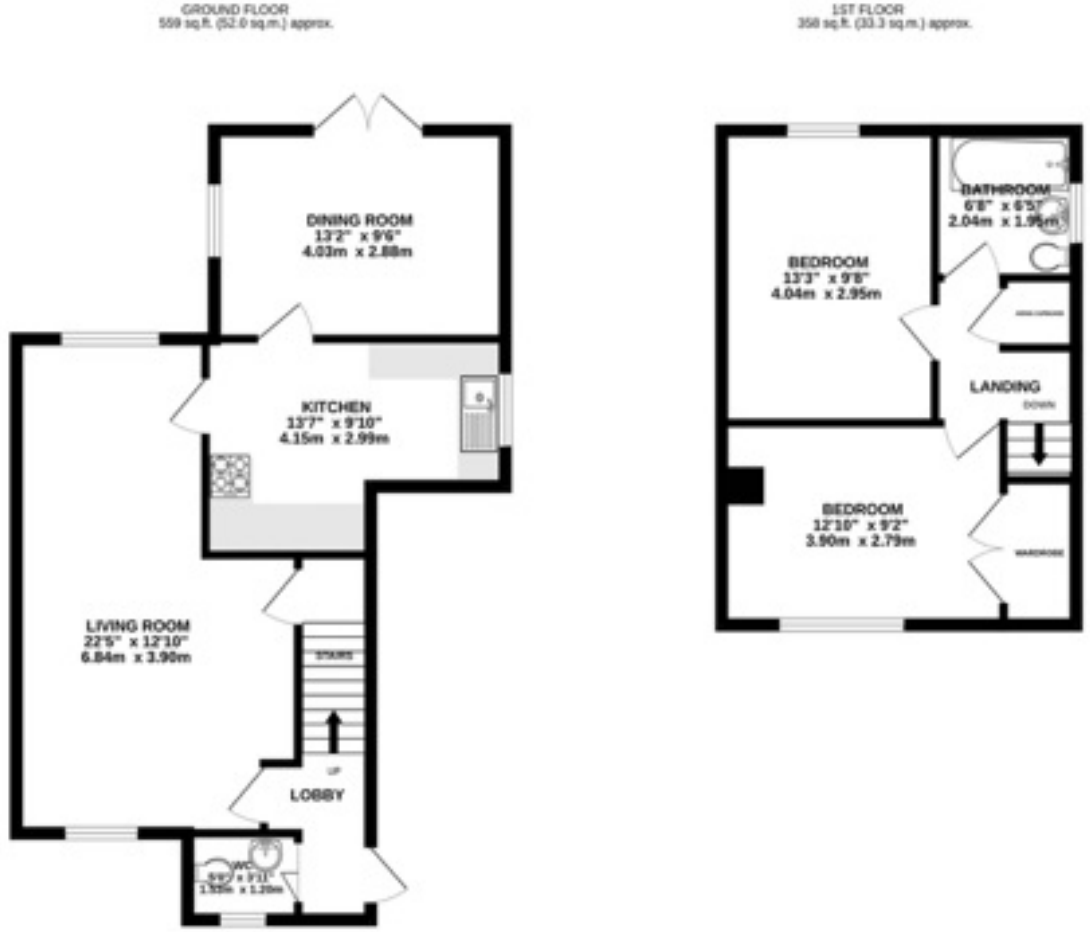
Bathroom *1.95m x 1.75m (6' 5" x 5' 9")*
Fitted with a bath with shower over, hand wash basin and WC. An obscure double-glazed window faces the side aspect, with a radiator and vinyl flooring.

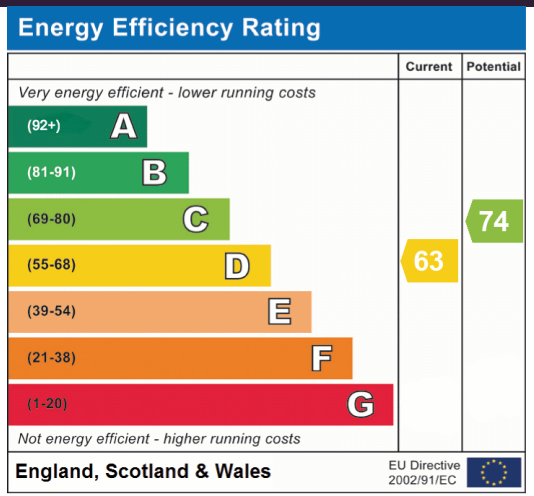
Rear Garden *15.00m x 8.16m (49' 3" x 26' 9")*
The enclosed rear garden enjoys an outlook that is not overlooked and benefits from sunshine throughout much of the day. A paved patio extends around both sides of the house, providing space for outdoor seating and access to the side entrance door and pedestrian gate. Established shrubs and flowering plants fill the borders, while a further raised patio leads to the lawn. A paved pathway continues towards the garden shed, with additional planting along the side and rear boundaries. Timber panel fencing encloses the garden, and an outside tap adds practicality.

Additional Information
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 C.

£250,000

Tylers Green, Trimley St. Mary, IP11





Address: Tylers Green, Trimley St. Mary, IP11