£263,000

Hunters End, Trimley St. Mary, IP11



3 Bedrooms

1 Bathroom

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

01394 275276

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Wainwrights present this well-maintained three-bedroom family home, offering bright and spacious accommodation arranged over two floors. The ground floor features a generous dual-aspect lounge and a modern kitchen/diner with French doors opening onto the rear garden.

Upstairs are three well-proportioned bedrooms, including a master bedroom with built-in storage and access to a boarded and insulated loft space, along with a contemporary bathroom fitted with a walk-in shower.

Externally, the property benefits from a private, enclosed rear garden with a patio seating area, a single garage with pedestrian access, and a driveway providing off-road parking.

Ideally suited to families and first-time buyers alike, this home combines practical living space with modern comforts in a convenient and popular residential location.

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Outside Front
Partially laid to slate chippings with a paved pathway leading to the front door, with the remainder laid to lawn.

Entrance Hallway *1.40m x 2.70m (4' 7" x 8' 10") narrowing into 0.9*
Entered via a decorative UPVC double glazed composite front door with matching half-glazed side panel. The hallway features vinyl flooring, the electrical consumer unit and doors leading to all ground floor rooms.

Lounge *4.91m x 3.60m (16' 1" x 11' 10") with an additional alcove*
A bright and spacious lounge featuring UPVC double glazed windows to both the front and side aspects. Finished with carpeted flooring, two radiators, decorative coving to the ceiling and a feature light fitting. The additional alcove provides useful extra space.

Kitchen / Diner *4.90m x 3.00m (16' 1" x 9' 10")*
A spacious kitchen/diner with UPVC double glazed windows to the side and rear aspects and French doors opening onto the rear garden. Finished with coving to the ceiling and tile-effect vinyl flooring. The modern fitted kitchen comprises high-gloss wall and base units with matching drawers, quartz worktops and a one-and-a-half bowl sink with mixer tap. Integrated appliances include a four-burner electric hob, oven and cooker hood. There is space and plumbing for a washing machine and dishwasher, along with space for an upright fridge/freezer. An under-stairs storage cupboard provides additional practicality.

Top landing
Carpeted landing with a built-in storage cupboard housing the Ideal Logic Plus gas combi boiler. Provides access to all first floor rooms.

Master Bedroom *3.12m x 3.00m (10' 3" x 9' 10")*
A well-proportioned double bedroom with a UPVC double glazed window to the front aspect, radiator and carpeted flooring. Large built-in wardrobe, additional shelving, and a loft hatch providing access to the boarded and insulated loft space.

Bedroom Two *3.68m x 2.60m (12' 1" x 8' 6")*
UPVC double glazed window to the side aspect, radiator, carpet, coving to ceiling and a feature ceiling fan/light combination.

Bedroom Three *2.76m x 2.30m (9' 1" x 7' 7")*
UPVC double glazed window to side aspect, radiator, carpet, coving to ceiling.

Bathroom *2.00m x 1.70m (6' 7" x 5' 7")*
UPVC double glazed window to the rear aspect, ceramic tiled flooring, coving to ceiling. The white suite includes a large walk-in shower with glass screen and thermostatically controlled shower, wash hand basin and WC. Finished with white marble-effect AquaBoard to full height around the shower and a chrome heated towel radiator.

Garage *5.12m x 2.51m (16' 10" x 8' 3")*
Paved driveway (roughly 20ft long) with dropped kerb providing off-road parking for one vehicle and direct access to the garage. Single garage with up-and-over door, concrete floor and felt roof. A UPVC pedestrian side access door provides direct access to the rear garden.

Back Garden *7.00m x 8.00m (23' x 26' 3")*
The enclosed rear garden is predominantly laid to lawn with inset stepping stones leading to the garage courtesy door and to the side access gate. A paved patio area with low retaining wall provides an outdoor seating area. Brick-edged planting borders contain a variety of established plants. Enclosed by a combination of shiplap fencing and brick walling.

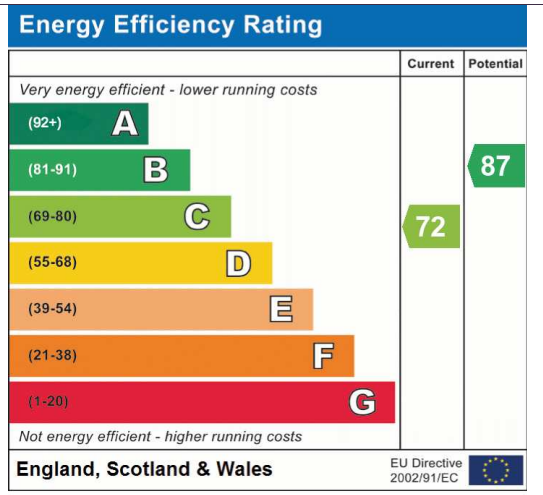
Additional Information

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