



£160,000

Dawson Drive, Trimley St. Mary, IP11



Wainwrights
SALES - LETTINGS - REFINANCING
FOR SALE
01394 275276
www.wainwrights.co.uk



1

Bedroom



1

Bathroom

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

01394 275276



£160,000

Dawson Drive, Trimley St. Mary, IP11



Wainwrights are pleased to present this one bedroom house with its own allocated parking space and fully enclosed, southeast-facing garden. Ideal for first-time buyers or investors, this home is offered for sale with no onward chain involved.

Outside front

The properties discreetly located at the far end of a pebble driveway and benefits from its own private parking space directly opposite the property. Paved pathway leads from the parking area to the front door and to the side access gate which provides pedestrian access to the back garden. There is a covered porch area to the front.

Entrance hallway

UPVC half glazed with opaque patterned double glazed door opens into the hallway, laminate flooring, cupboard housing electric meter and electric consumer unit which also has shelving and space for the gas meter. Stairs rising to 1st floor, door to:

Lounge/diner *3.69m x 3.28m (12' 1" x 10' 9")*

UPVC double glazed French style doors opening out to enclosed garden, laminate flooring, wall mounted electric heater, opening through to Kitchen

Kitchen *4.22m x 1.51m (13' 10" x 4' 11")*

UPVC double glazed window two side aspect, laminate flooring continues through from lounge/diner, under the stairs cupboard, granite effect laminate worktop with inset single bowl stainless steel sink and four burner electric hob, integrated electric oven, space and plumbing for washing machine, stainless steel cooker hood, range of floor level cupboards and drawers and matching eye level cupboards, partially tiled walls, spotlights to ceiling.

First floor landing

Fully carpeted, hatch to loft space, cupboard housing the hot water cylinder, and doors off.

Bedroom *3.38m x 3.27m (11' 1" x 10' 9")*

UPVC double glazed window to side aspect, carpet, wall mounted electric heater, built-in double wardrobe

Bathroom *2.31m x 1.81m (7' 7" x 5' 11")*


UPVC opaque double glazed window to side aspect, bath with triton electric power shower over, hand wash basin, WC, chrome electric towel radiator, vinyl flooring, spotlights to ceiling.

General information

All of the internal doors are matching natural oak. There's a modern chrome handrail to the stairs.

Garden *7.37m x 6.70m (24' 2" x 22')*

The garden is Southeast facing and situated to the side of the house. There's a paved patio area with the remainder laid to pebbles for low maintenance. The garden is fully enclosed with wooden panel fencing and a brick wall. There is side access gate providing pedestrian access to the front of the property. The garden also contains a wooden shed and an outside tap.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		94
(81-91)	B		
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC 

Address: Trimley St. Mary, IP11

