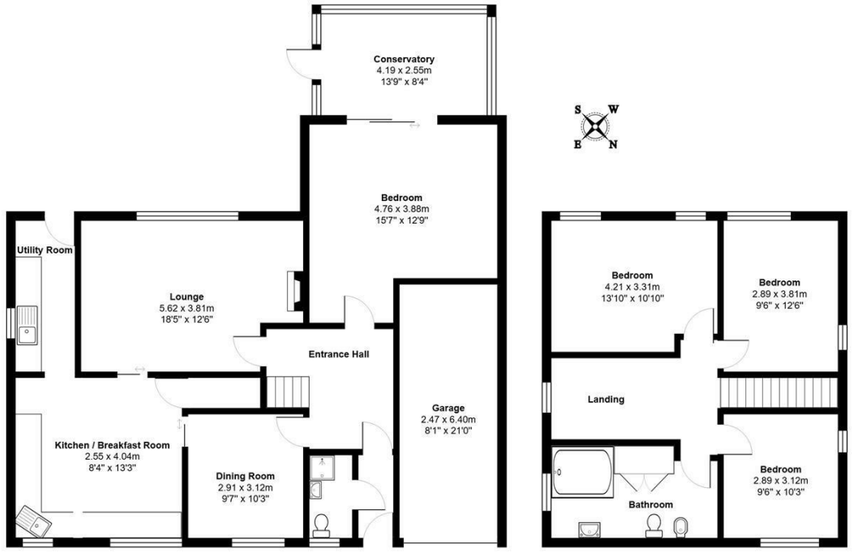
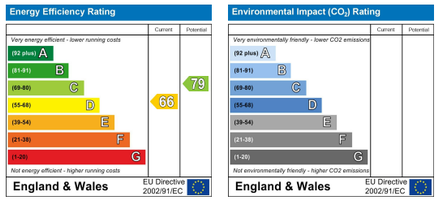


Total Area: 179.1 m² ... 1927 ft²



THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose.
A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller.
The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.
Photography Disclaimer

Some photographs may have been digitally enhanced or adjusted using AI for presentation purposes. These enhancements are intended to provide an attractive representation of the property for marketing purposes. Prospective purchasers are advised to satisfy themselves as to the property's condition, appearance and features when viewing.

Hamilton Smith
ESTABLISHED | INDEPENDENT | EFFECTIVE

15 The Avenue, Felixstowe IP11 0TT

£440,000

This delightful EXTENDED FOUR bedroom detached house is located in the popular village of Trimley St Mary being convenient for Felixstowe and local schools. Boasting over 1900 sq ft of accommodation with four generously sized bedrooms, 3 reception rooms, kitchen/breakfast room, 2 bathrooms, large south westerly facing gardens, off road parking, garage and offered with no onward chain.

Hamilton Smith
ESTABLISHED | INDEPENDENT | EFFECTIVE

15 The Avenue, Trimley St. Mary, Felixstowe, IP11 0TT

This delightful extended detached house offers a perfect blend of comfort and space for family living. With four generously sized bedrooms, this property is ideal for those seeking a home that accommodates both relaxation and practicality. And its secret garden holds a special treat, a very old and quite rare medlar tree.

The house boasts three well-appointed reception rooms, providing ample space for entertaining guests or enjoying quiet family evenings. Each room is designed to create a warm and inviting atmosphere, the accommodation includes a large entrance hallway, sitting room, dining room, kitchen/breakfast room, utility, ground floor bedroom or a 2nd sitting room, 3 bedrooms, study (could be a 4th bedroom with alterations) and a family bathroom.

The property features a ground floor shower room/wc and 1st floor bathroom.

The property offers parking for up to three cars, and a garage. The south west facing rear garden has a large patio and lawn and a secret garden with trees, shrubs, greenhouse and holds a special treat, a very old and quite rare medlar tree.

With gas central heating, double glazed windows and presented in good decorative order throughout. With its ideal location in Trimley St. Mary, you will find yourself within easy reach of local amenities, schools, and the beautiful coastline of Felixstowe. This property is a wonderful opportunity for anyone looking to settle in a peaceful yet accessible area. Don't miss the chance to make this house your home.

HALL to ENTRANCE HALL:

CLOAKROOM/SHOWER ROOM:
Double glazed window to front, shower cubicle, W.C, hand wash basin, part tiled and a radiator.

SITIING ROOM: 18'5 x 12'6 (5.61m x 3.81m)
Double glazed window to rear, gas fire (not test), radiators. Door to kitchen and door to hall.

DINING ROOM: 10'3 x 9'7 (3.12m x 2.92m)
Double glazed window to front, radiator, door to hall and door to kitchen.

KITCHEN/BREAKFAST ROOM: 13'3 x 13'2 (4.04m x 4.01m)
Double glazed windows to front. Range of wall and base units, sink and drainer, part tiled walls, worktops, central island with worktop and breakfast bar, units under, gas hob with extractor over, electric oven, microwave, integrated dishwasher, radiator, door to

UTILITY: 12'4 x 4'8 (3.76m x 1.42m)
Vaillant boiler, wall and base units, sink and drainer, under counter space for appliances, radiator, double glazed window to side and double glazed door to rear.

BEDROOM FOUR/LOUNGE: 15'7 x 12'9 (4.75m x 3.89m)
Double glazed sliding doors to rear and a radiator. Currently used as a bedroom, can be additional reception room.

LEAN TO CONSERVATORY: 14'6 x 8 (4.42m x 2.44m)

1st FLOOR LANDING:
Doors to all bedrooms and bathroom.

BEDROOM ONE: 13'10 x 10'4 (4.22m x 3.15m)
Double glazed window to rear and a radiator.

BEDROOM TWO: 12'6 x 9'6 (3.81m x 2.90m)
Double glazed windows to rear and side and a radiator.

BEDROOM THREE: 10'3 x 9'6 (3.12m x 2.90m)
Double glazed window to front and a radiator.

STUDY - LANDING ON FLOOR PLAN: 13'8 x 6'7 (4.17m x 2.01m)
Double glazed window to side. Currently set up as a study and lends itself to be converted into a bedroom.

BATHROOM: 13'7 x 7'7 (4.14m x 2.31m)
Double glazed window to side, fitted units, airing cupboard with immersion tank and shelving, 4 piece suite with a jacuzzi bath, W.C, bidet, hand wash basin and vanity unit.

OUTSIDE:
To the front you have off road parking for 2/3 cars with a block paved driveway, access to the garage and access to both sides of the property leading to the rear. The south westerly facing rear garden is 130 ft sts. There a large patio, lawn, mature shrubs and trees and a secret garden with trees, shrubs, greenhouse and holds a special treat, a very old and quite rare medlar tree.

GARAGE: 20'6 x 8'2 (6.25m x 2.49m)
Power connected.

IPSWICH OFFICE:
7 Great Colman Street, Ipswich, IP4 2AA TO VIEW PLEASE CALL 01473 253366 or email ipswich@hamilton-smith.com