



Gaymers Lane | Trimley St Mary | Felixstowe | IP11 0UG

Guide Price £665,000

**NICHOLAS**  
— ESTATES —

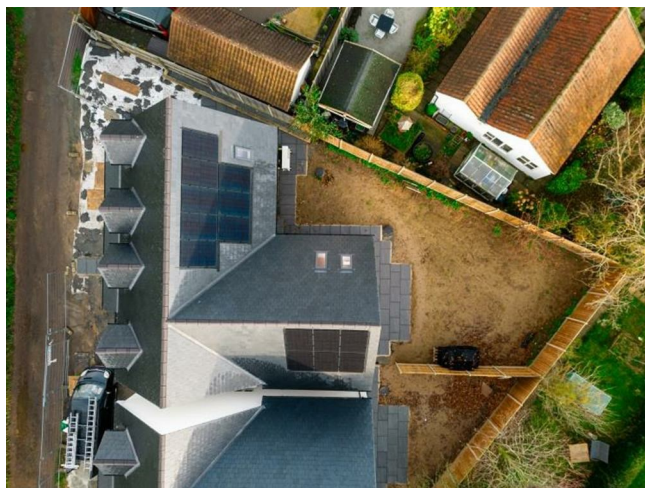
## Key features

- Energy Efficient Houses
- Air Source Heating & Solar Panels
- Open Plan Living Area
- Situated Along a Private Road
- Two New Build Houses
- Integral Double Garage

## Description

A pair of modern houses built along a private road close to a rural landscape in the popular village of Trimley St Mary, the properties have been built to a high standard with SIPS construction material used to create a energy efficient homes.

## Directions







Floor plans



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

Council Tax Band **New Build**      EPC Rating

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