



£450,000

Woodlands Avenue, Trimley St. Mary, IP11



 4  
Bedrooms

 2  
Bathrooms

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

01394 275276



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Tucked away on an attractive private road with only four neighbours, this high-spec detached house, built by Bloor Homes in 2018, overlooks a large meadow that you and your neighbours jointly own, ensuring the stunning view is protected forever. The heart of the home is an expansive, light-filled open-plan kitchen, dining, and family room. This is complemented by a generous sized living room and a downstairs study. For even more flexibility, the part-converted garage serves as an art studio or secondary home office. Practicality is covered too, with a dedicated utility room, a downstairs cloakroom, and off-road parking for three vehicles, with additional visitor parking spaces.

Upstairs, the property features four well-proportioned bedrooms. The principal bedroom is complete with its own private en-suite shower room, while the remaining bedrooms are served by a modern four-piece family bathroom. Outside, the beautifully landscaped south-facing garden is perfect for summer entertaining or quiet relaxation.

Situated in the heart of Trimley St Mary, you are within easy walking distance of the railway station, two schools, and essential amenities like the Post Office and the popular Mariners Public House. With easy access to the A14, Felixstowe Docks, the town centre and the vibrant seafront, this truly is a special property in a prime position. Call Wainwrights now to arrange a closer look!

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**Entrance Hallway** 5.01m x 1.40m (16' 5" x 4' 7")

Composite partially glazed front door opening into the hallway with Karndean flooring, radiator, feature lighting, stairs to the first floor, and storage cupboard housing internet connections. Doors to:

**Living Room** 4.94m x 3.38m (16' 2" x 11' 1")

Window to front aspect with fitted shutters, two radiators, carpet flooring, and multimedia connections.

**Study / Snug** 3.20m x 2.00m (10' 6" x 6' 7")

Window to front aspect with shutters, radiator, and continuation of Karndean flooring. Suitable as a home office or additional reception room.

**Cloakroom**

Fitted with WC, wash hand basin, radiator, extractor fan, and feature lighting.

**Kitchen / Dining / Family Room** 8.00m x 3.21m (narrowing to 2.96m) (26' 3" x 10' 6")

A spacious open-plan area with windows, skylights, and French doors to the rear garden. The kitchen is fitted with a range of modern units, central island with inset hob and extractor over, laminate work surfaces, composite sink, and integrated appliances including double oven, dishwasher, and fridge freezer. Ample space for dining and seating areas.

**Utility Room** 3.30m x 1.75m (10' 10" x 5' 9")

Fitted with matching units and work surfaces, stainless steel sink, space for washing machine, radiator, extractor fan, and door to side access.

**First Floor Landing**

Gallery-style landing overlooking the stairwell, with airing cupboard, loft access, radiator, and carpet flooring.

**Bedroom One** 3.25m x 3.12m (to front of wardrobes) (10' 8" x 10' 3")

Window to front aspect with fitted shutters, radiator, carpet flooring, and fitted wardrobes with sliding mirrored doors. Door to:

**En-Suite** 2.20m x 1.80m (max) (7' 3" x 5' 11")

Opaque window to side aspect, heated towel radiator, walk-in shower with glass sliding doors and thermostatic controls, wash basin, WC, tiled flooring, and partially tiled walls.

**Bedroom Two** 3.71m x 2.53m (to front of wardrobes) (12' 2" x 8' 4")

Window to front aspect with shutters, radiator, carpet flooring, and fitted wardrobes.

**Bedroom Three** 3.28m x 2.64m (10' 9" x 8' 8")

Window to rear aspect with shutters, radiator, and carpet flooring.

**Bedroom Four / Dressing Room** 3.20m x 2.12m (10' 6" x 6' 11")

Currently used as a dressing room with fitted full-height wardrobes along one wall, window to rear aspect, radiator, and carpet flooring. Can be used as a bedroom if required.

**Family Bathroom** 3.70m x 2.30m (12' 2" x 7' 7")

Fitted with a bath with shower attachment, separate walk-in shower with glass doors, vanity unit with wash basin, WC, heated towel radiator, partially tiled walls, spotlights, and extractor fan.

**Garage (Front Section)** 3.03m x 3.17m (9' 11" x 10' 5")

Up-and-over door, concrete floor, and loft storage space. Partially divided.

**Studio / Home Office (Rear Garage Section)** 2.99m x 2.78m (9' 10" x 9' 1")

Converted space with UPVC double glazed French doors, Karndean flooring, plastered walls and ceiling, spotlights, power, lighting, and extractor fan.


### **Rear Garden**

Beautifully landscaped south-facing garden featuring an Indian sandstone patio areas, artificial lawn, and well-stocked planting beds with a variety of shrubs, flowers, and fruit trees. Fully enclosed with gated side access to the driveway.

### **Additional Information**

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>86</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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