



8 Punchard Way, Trimley St. Mary, Felixstowe, IP11 0XU

**£280,000 FREEHOLD**

**DIAMOND  
MILLS**

*Established 1908*

**Tucked away in a peaceful cul-de-sac on Faulkeners Way, this beautifully presented three-bedroom semi-detached home offers generous living space, a private rear garden, garage, and off-street parking.**

**The bright and airy accommodation comprises a welcoming entrance hall leading to a spacious living room, a well-appointed kitchen/dining room ideal for family meals and entertaining, and a delightful conservatory overlooking the garden.**

**Upstairs, the property features two well-proportioned double bedrooms and a comfortable single bedroom, all accessed from a central landing. The updated family bathroom is fitted with a contemporary P-shaped bath with electric shower over and glazed shower screen, combining style with practicality. To the rear, the attractive garden is predominantly laid to lawn and extends to approximately 51ft in depth, providing an excellent outdoor space for relaxation and recreation.**

**An excellent opportunity for families, first-time buyers, or investors alike.**

#### **ENTRANCE HALL**

Radiator. Doors to kitchen diner and living room.

#### **LIVING ROOM**

19' 9" x 13' 11" (6.02m x 4.24m) Two radiators. Wall mounted gas fire. Box bay window to front aspect. Staircase to first floor.

#### **KITCHEN/DINER**

13' 11" x 9' 6" (4.24m x 2.9m) Modern fitted kitchen with newly fitted tiled splashbacks. Range of fitted eye and base level units with laminate worktops, space for washing machine, space for under counter fridge or freezer and space for freestanding fridge freezer. Built in under counter single oven with four ring gas hobs above and cooker hood over. Inset stainless steel one and a half bowl sink unit with drainer, wall mounted gas fired boiler. Lino floor. Window to rear aspect. Coving. Door to: -

#### **CONSERVATORY**

12' 5" x 9' 10" (3.78m x 3m) Of brick and UPVC double glazed construction. Radiator. Windows to rear and side aspects. French doors to rear garden.

#### **FIRST FLOOR LANDING**

Airing cupboard. Access to loft (insulated). Doors off to: -

#### **BEDROOM 1**

13' 11" x 9' 7" (4.24m x 2.92m) Radiator. Window to rear aspect.

#### **BEDROOM 2**

10' 6" x 7' 7" (3.2m x 2.31m) Radiator. Window to front aspect.

#### **BATHROOM**

Contemporary fitted bathroom featuring a fully tiled, P-shaped bath with electric shower over and glazed shower screen, pedestal wash hand basin and low level W.C., radiator, window to the side aspect, and vinyl flooring.

#### **BEDROOM 3**

10' 8" x 6' 2" (3.25m x 1.88m) Radiator. Window to front aspect.

#### **OUTSIDE**

An open established front garden, mainly laid to shingle with shrubs and bushes, pathway to front entrance and garage with up and over door, power and light connected.

#### **ENCLOSED REAR GARDEN**

51' 0" x 16' 0" (15.54m x 4.88m) A well maintained rear garden mainly laid to lawn with a patio area, presented as a blank canvas for the successful buyer to put their own stamp on it, fencing to boundaries, pedestrian side access to the front of the property.



### **ENERGY PERFORMANCE CERTIFICATE**

The current EPC rating is C (71) with a potential of B (87) which is valid until September 2030

### **COUNCIL TAX BAND**

B

### **AGENTS NOTE**

**DIAMOND MILLS & CO.** have not tested any electrical systems, appliances, plumbing or heating systems and cannot testify that they are in working condition.

### **VACANT POSSESSION ON COMPLETION**

### **VIEWING**

By prior appointment with the vendors agents -  
**DIAMOND MILLS & CO. (01394) 282281.**





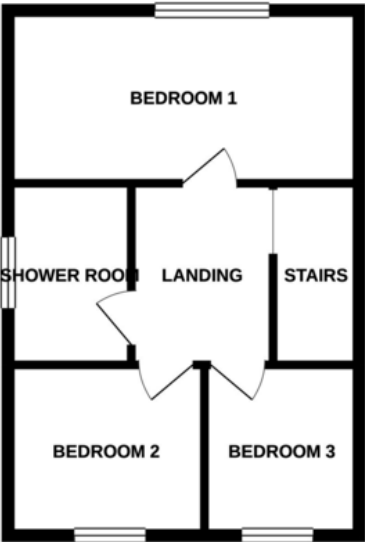




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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