




£310,000

The Kempsters, Trimley St. Mary, IP11



 2

Bedrooms

 1

Bathroom

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS |
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Wainwrights presents this well-proportioned detached two-bedroom bungalow, offered to the market with no onward chain involved. The property benefits from a spacious lounge with bay window, a large fitted kitchen, two double bedrooms, and a sizeable bathroom. Externally, there is a block-paved driveway providing ample off-road parking leading to a carport, along with a well-maintained front garden. To the rear, a generous garden enjoys a sunny aspect and features a patio area, summer house, and established planting.

Outside Front

Dropped kerb access leads to a block-paved driveway extending along the side of the property, providing off-road parking for at least three vehicles and leading to a carport at the rear. The front garden is mainly laid to lawn with low hedging to the front and side boundaries, along with well-stocked planting beds featuring a variety of shrubs, roses, and seasonal flowers. A concrete pathway leads from the driveway to the front entrance.

Entrance Hallway *6.30m x 1.24m at widest(20' 8" x 4' 1")*

A UPVC partially glazed front door opens into a spacious hallway featuring a radiator and wood-effect LVT flooring. There are two built-in storage cupboards, one providing hanging space and shelving, and the other housing the hot water cylinder with additional storage. Access to the loft space and doors leading to all principal rooms.

Lounge *5.80m x 3.40m into bay(19' x 11' 2")*

A bright and spacious reception room with a UPVC double glazed bay window with decorative stained glass inserts to the front aspect and an additional side window. Features include two radiators, a feature fireplace with electric fire, carpeted flooring, coving to the ceiling, and feature lighting. A solid wood glazed door leads through to the kitchen.

Kitchen/Diner *5.61m x 3.37m (18' 5" x 11' 1")*

A large, well-fitted kitchen with UPVC double glazed windows to the side and rear, and a half-glazed UPVC door providing access to the garden. Fitted with a range of floor and eye-level units with marble-effect laminate worktops. Includes space and plumbing for a washing machine and tumble dryer, space for a fridge and freezer, high-level ovens, inset electric hob with extractor hood, and a one-and-a-half bowl stainless steel sink. Wall-mounted Baxi 800 boiler.

Master Bedroom *3.70m x 3.40m (12' 2" x 11' 2")*

A well-proportioned double bedroom with a UPVC double glazed bay window to the front aspect, radiator, carpeted flooring, and coving to the ceiling. Door leading to:

Ensuite / Dressing Area *1.75m x 2.10m (5' 9" x 6' 11")*

Fitted with a vanity unit incorporating a wash hand basin and WC. Includes a radiator and a large walk-in wardrobe area with hanging rails and shelving. (Potential to reconfigure if required.)

Bedroom Two *5.60m x 2.60m (18' 4" x 8' 6")*

A generous second bedroom with UPVC double glazed French doors opening onto the rear garden, radiator, and coving to the ceiling.

Bathroom *4.62m x 2.03m (15' 2" x 6' 8")*

A spacious and modern bathroom featuring an opaque UPVC double glazed window to the rear, mosaic-effect vinyl flooring, and partially tiled walls. Comprises a contemporary extra-wide shower with glass screen, rainfall shower head and additional handheld attachment, bath, vanity unit with inset wash basin, and WC. Additional features include a radiator and extractor fan.

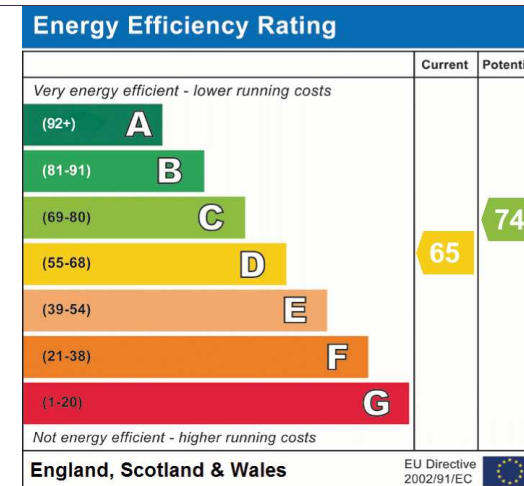
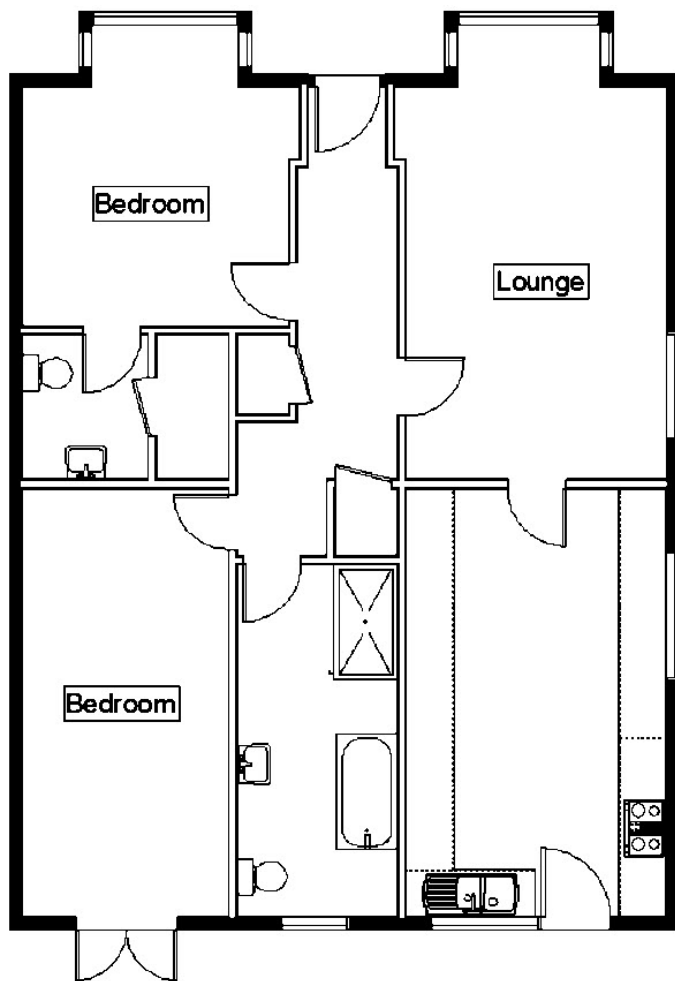
Back garden *12.00m x 9.71m (39' 4" x 31' 10") approx*

A fully enclosed rear garden, mainly laid to lawn and enjoying a pleasant sunny aspect. A paved area runs along one side of the property, with a ramp leading from the kitchen to a patio area and gated access to the carport and driveway. The garden also features a summer house set on a paved base, a timber shed, and a designated bin storage area. There are several well-maintained planting beds with established shrubs, rose bushes, and flowering plants, along with trellising supporting climbing plants such as roses and honeysuckle.

Additional information

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