



22 Faulkeners Way, Trimley St. Mary, Felixstowe

£225,000 FREEHOLD – NO CHAIN

Seemingly ideal as a first time purchase or investment is this modern semi detached house of traditional brick cavity wall construction beneath a tiled roof situated on the Faulkeners Way development within the village of Trimley St Mary.

In addition to the two double bedrooms further accommodation consists of entrance hall, an L-Shaped lounge / dining room, a fitted kitchen and first floor bathroom.

Heating is supplied in the form of gas fired central heating to radiators whilst both window and external doors throughout the property are of double glazed construction.

Externally to the rear of the property is an enclosed mainly lawned garden with further garden area to side aspect and additionally a further benefit is off street parking in the form of a brick built garage with up and over door.

Upvc sealed unit double glazed entrance door leading to:-

LOUNGE/DINING ROOM 22' 3" Max. x 12' 10" Max. (6.78m x 3.91m)

LOUNGE AREA 12' 10" x 12' 2" (3.91m x 3.71m)

Radiator, two wall lights, under stairs storage cupboard, two double glazed windows to the front aspect, door leading into kitchen and throughway leading into:-

DINING AREA 10'2" x 8'6" (3.1m x 2.29m)

Radiator, serving hatch from kitchen, double glazed window to the rear aspect.

KITCHEN 10' 3" x 7' 0" (3.12m x 2.13m)

Fitted and comprising a single drainer sink unit with cupboards under, fitted drawers, eye level cupboards, units and work surfaces, plumbing for automatic washing machine, tiled flooring, tiled walls, double glazed windows to rear and side aspects, double glazed door leading onto rear garden.

LANDING

Access to loft space, built-in boiler cupboard, housing Baxi Platinum combination boiler serving domestic hot water supply and central heating, door leading to:-

BEDROOM 1 16' 0" x 9' 5" (4.88m x 2.87m)

Radiator, over stairs shelf with cupboards below, double glazed window to front and side aspects.

BEDROOM 2 12'4" x 9'9" (3.76m x 2.97m)

Radiator, double glazed window to the rear aspect.

BATHROOM

Re-fitted with a modern white suite comprising panel bath with mixer shower and glazed shower screen, W.C. with concealed wash hand basin with vanity cupboards below, fully tiled wall surfaces, heated towel rail,, double glazed window to the side aspect.

OUTSIDE

To the front of the property there is an open plan lawn with pathway to the entrance door.

To the side of the property there is a shingled area measuring approximately 21' x 20' max. with a gate enabling access from the rear.

To the rear of the property is a garden extending to approximately 25' in depth x 19' in width being mainly lawned having a patio area and being enclosed by a wall and fencing.

GARAGE

Accessed from Tylers Green but being situated at right angles to the rear garden of brick construction with up and over door, light and power connected.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





