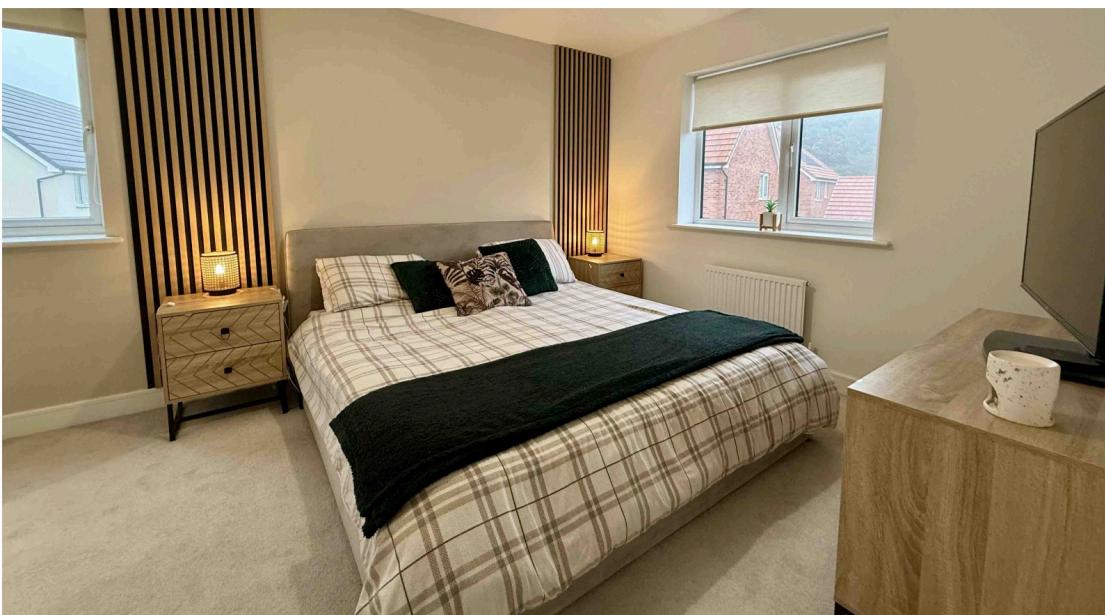




 3
Bedrooms

 1
Bathroom



Wainwrights is pleased to present this modern three-bedroom detached home, built by Taylor Wimpey in 2022 and occupying a desirable corner plot position.

The property offers well-balanced, contemporary accommodation finished to a high standard throughout. The layout includes a spacious lounge, a stylish kitchen/diner with integrated appliances, a ground floor cloakroom, three well-proportioned bedrooms including a master bedroom with en-suite facilities, and a modern family bathroom.

Externally, the property benefits from off-road parking, attractive garden. Further benefits include approximately 7 years remaining of the NHBC warranty, which commenced in December 2022, making this an ideal purchase for first-time buyers, families, or those seeking a nearly new home. Conveniently located for local amenities, schools, and transport links.

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

01394 275276

Entrance hallway 1.32m widening to 2.05m x 4.52m (4' 4" x 14' 10")

Composite front door with double-glazed panel opens into the entrance hallway. Wood-effect LVT flooring extends throughout the ground floor. Useful storage cupboard housing the electrical consumer unit and internet connections, additional under-stairs storage cupboard, radiator, stairs rising to the first floor, and doors leading to the principal ground-floor rooms.

Kitchen / Diner 5.50m x 3.37m narrowing into 2.27 (18' 1" x 11' 1")

A modern kitchen/diner fitted with LVT wood-effect flooring, laminate work surfaces and an inset 1½ bowl sink with mixer tap. Integrated appliances include a Zanussi gas hob with stainless steel splashback and extractor hood over, double oven, fridge/freezer, dishwasher and washing machine. A comprehensive range of floor-level cupboards and drawers with matching eye-level units, including a cupboard housing the gas combi boiler. Two UPVC double-glazed windows to the front aspect, radiator, extractor fan and ceiling spotlights

Lounge 5.40m x 3.10m (17' 9" x 10' 2")

Bright and spacious lounge with UPVC double-glazed French doors with full-height side panels opening onto the rear garden, and a UPVC double-glazed window to the front aspect. The wood-effect LVT flooring continues from the hallway, creating a seamless finish.

Ground Floor Cloakroom 1.89m x 1.45m (6' 2" x 4' 9")

Fitted with a WC and hand wash basin. Matching LVT flooring from the hallway, radiator and extractor fan.

First Floor Landing 2.15m x 3.49m (7' 1" x 11' 5")

Carpeted landing with balustrade and handrail overlooking the stairwell, loft hatch access, and doors leading to all first-floor accommodation

Master Bedroom 4.13m x 3.11m (13' 7" x 10' 2")

Spacious double bedroom with UPVC double-glazed windows to the front and side aspects, radiator, carpeted flooring, and decorative wooden slatted feature wall. Door leading to:

En-Suite Shower Room 2.38m x 1.20m (7' 10" x 3' 11")

Fitted with grey vinyl flooring, walk-in shower with chrome and glass sliding doors and thermostatically controlled mixer, fully tiled shower enclosure, wash hand basin, WC, radiator, extractor fan, ceiling spotlights and a large built-in storage cupboard.

Bedroom Two 2.94m x 3.32m (9' 8" x 10' 11")

(Currently Used as Dressing Room) UPVC double-glazed windows to the front and side aspects, radiator and carpeted flooring.

Bedroom Three 3.40m x 2.36m (11' 2" x 7' 9")

UPVC double-glazed window to the side aspect, radiator, carpeted flooring and a feature wall with patterned painted wood finish.

Family Bathroom 2.16m x 1.82m (7' 1" x 6')

Frosted UPVC double-glazed window to the front aspect. Fitted with a bath with thermostatically controlled shower over and folding chrome and glass shower screen, fully tiled bath/shower area, wash hand basin, WC, radiator and grey vinyl flooring.

Garden 8.00m x 19.90m (26' 3" x 65' 3")

The property benefits from an attractive frontage with wooden borders and a paved pathway leading to the front door, flanked by decorative gravel. As a corner plot, there is an additional decorative gravel area to the side of the property, along with hardstanding providing off-road parking and access to the rear. A dropped kerb is in place, offering ample space for at least two vehicles parked in line.

Additional Information

Wainwrights Estate & Lettings Agent Ltd. Co No. 14699401. Trading Address: 156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS. Misrepresentation Act 1967 and Property Misrepresentations Act 1991. This advertisement or these particulars do not constitute any part of an offer or contract. All measurements are given as a guide, and no liability can be accepted for any errors arising from. No responsibility is taken for any other error, omission, or misstatement in these particulars not for any expenses incurred by the applicants for whatever reason. No representation or warranty is made in relation to this property whether in these particulars, during negotiations or otherwise. Intending purchasers will be asked to produce identification documentation and proof of funds at a later stage. Wainwrights has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Council tax band D - £2,208.30



£390,000

Allens Drive, Trimley St Martin, IP11



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	95
(81-91)	B	84
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Trimley St Martin, IP11



 Property Redress



 ClientMoney
Protect



rightmove 