



£152,500

Dawson Drive, Trimley St. Mary, IP11



1

Bedroom



1

Bathroom

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

01394 275276



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Wainwrights are pleased to present this one bedroom house with its own allocated parking space and fully enclosed, southeast-facing garden. Ideal for first-time buyers or investors, this home is offered for sale with no onward chain involved.

Outside front

The property is discreetly located at the far end of a pebble driveway and benefits from its own private parking space directly opposite the property. Paved pathway leads from the parking area to the front door and to the side access gate which provides pedestrian access to the back garden. There is a covered porch area to the front.

Entrance hallway

UPVC half glazed with opaque patterned double glazed door opens into the hallway, laminate flooring, cupboard housing electric meter and electric consumer unit which also has shelving and space for the gas meter. Stairs rising to 1st floor, door to:

Lounge/diner *3.69m x 3.28m (12' 1" x 10' 9")*

UPVC double glazed French style doors opening out to enclosed garden, laminate flooring, wall mounted electric heater, opening through to Kitchen

Kitchen *4.22m x 1.51m (13' 10" x 4' 11")*

UPVC double glazed window to side aspect, laminate flooring continues through from lounge/diner, under the stairs cupboard, granite effect laminate worktop with inset single bowl stainless steel sink and four burner electric hob, integrated electric oven, space and plumbing for washing machine, stainless steel cooker hood, range of floor level cupboards and drawers and matching eye level cupboards, partially tiled walls, spotlights to ceiling.

First floor landing

Fully carpeted, hatch to loft space, cupboard housing the hot water cylinder, and doors off.

Bedroom *3.38m x 3.27m (11' 1" x 10' 9")*

UPVC double glazed window to side aspect, carpet, wall mounted electric heater, built-in double wardrobe

Bathroom *2.31m x 1.81m (7' 7" x 5' 11")*

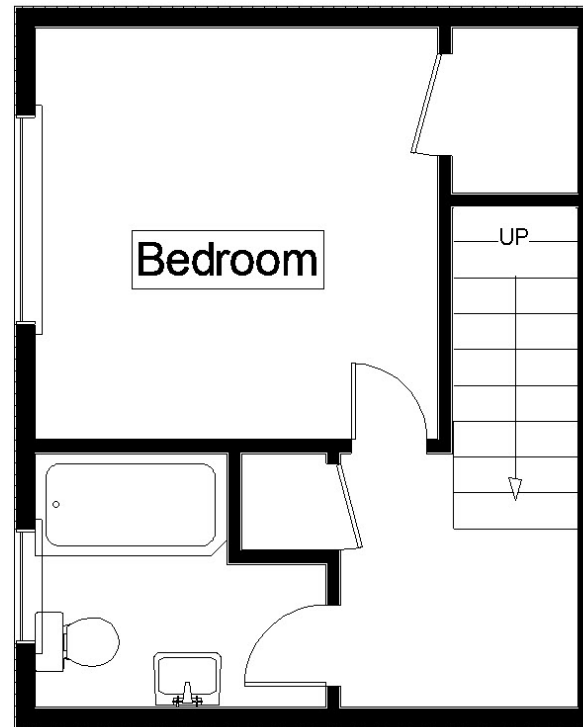
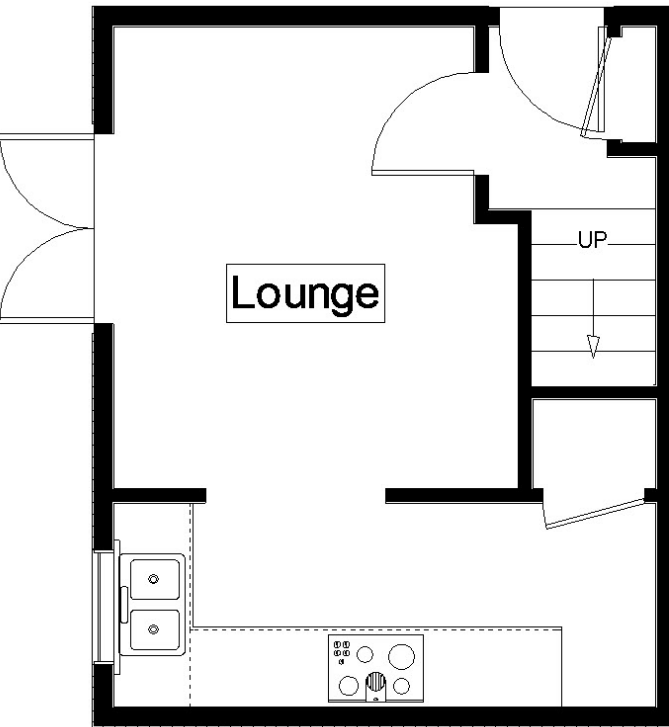
UPVC opaque double glazed window to side aspect, bath with triton electric power shower over, hand wash basin, WC, chrome electric towel radiator, vinyl flooring, spotlights to ceiling.

Garden *7.37m x 6.70m (24' 2" x 22')*

The garden is South-east facing and is accessed directly from the French doors in the lounge. There's a paved patio area with the remainder laid to pebbles for low maintenance. The garden is fully enclosed with wooden panel fencing and a brick wall. There is side access gate providing pedestrian access to the front of the property. The garden also contains a wooden shed and an outside tap.

Additional Information

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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