Spriteshall Lane | Trimley St. Mary | Felixstowe | IP11 9QY

£275,000

NICHOLAS
ESTATES

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Felixstowe | IP11 9QY
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A four bedroom, three storey, semi-detached town house situated down a private no through road in the popular village of Trimley St Mary. The property is conveniently situated for the local schools such as Trimley St. Mary Primary School and Felixstowe High School, Trimley train station is also nearby.

- Town House Style Property
- En-Suite Master Bedroom
- Lounge/Diner
- Four Bedrooms
- Cul-De-Sac Location
- Fully Enclosed Rear Garden

Entrance Hall
Front aspect double glazed door, radiator, under stairs cupboard, staircase leading to first floor landing and doors leading to:

Cloakroom
Front aspect double glazed window, low level WC, wash hand basin and radiator.

Kitchen
11' 3 x 9' 7 (3.35m 0.91m x 2.74m 2.13m)
Front aspect double glazed window, ample work surface with wall and base units, four ring gas hob with extractor fan above and oven below, sink and drainer, boiler and radiator. Integrated appliances include, dishwasher, washing machine and under counter fridge/ freezer.

A four bedroom, three storey, semi-detached town house situated down a private no through road in the popular village of Trimley St Mary. The accommodation comprises entrance hall, cloakroom, kitchen/breakfast room, lounge diner to the ground floor, first floor offers, three further bedrooms and family bathroom with the second floor is occupied by the master bedroom with built in wardrobes and en-suite shower

Living / Dining Room
17' 9 x 11' 7 (5.18m 2.74m x 3.35m 2.13m)
Rear aspect double glazed patio doors leading out to the garden, rear aspect double glazed windows and radiator.

First Floor Landing
Fitted carpet, radiator, airing cupboard housing the hot water cylinder, stairs to second floor and doors to:

Bathroom
Rear aspect double glazed windows, panelled bath with shower over, hand wash basin, low level flush WC, heated towel rail and extractor fan.

Bedroom Three
10' 3 x 9' 8 (3.05m 0.91m x 2.74m 2.44m)
Rear aspect double glazed window, fitted carpet, radiator and built-in wardrobes.

Bedroom Two
11' 7 x 10' 3 (3.35m 2.13m x 3.05m 0.91m)
Front aspect double glazed windows, fitted carpet and radiator.

Bedroom Four
7' 1 x 5' 4 (2.13m 0.30m x 1.52m 1.22m)
Front aspect double glazed window, fitted carpet and radiator.

Second Floor Landing
Rear aspect double glazed Velux window, fitted carpet, radiator and door to:

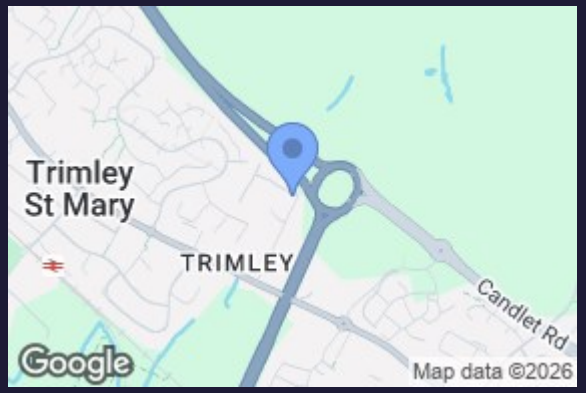
Bedroom One
18' 1 x 14' 3 (5.49m 0.30m x 4.27m 0.91m)
Dual aspect double glazed windows to both front and rear, radiator, fitted carpet, built-in wardrobes, eave access and door to:

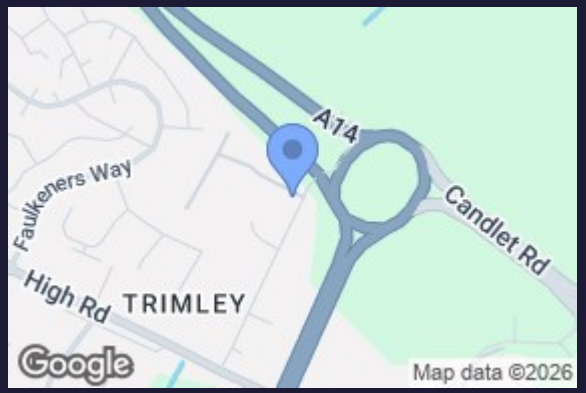
En-Suite
Front aspect double glazed window, low level flush WC, hand wash basin, shower cubicle with sliding door and radiator.

Garden
This fully enclosed rear garden is predominately laid to lawn with a patio area and side access to the front.

Front
To the left hand side of the property there is two allocated parking spaces.

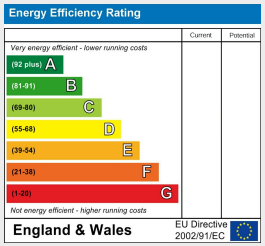
Agents Note
Please be advised there is an annual residents contribution of approx £50 for the maintenance of Spriteshall Lane





Council Tax Band **C**

EPC Rating



173 Hamilton Road
Felixstowe
Suffolk
IP11 7DR
01394 282828
felixstowe@yourhome.co.uk