



£260,000

High Road, Trimley St. Mary, IP11



 **2**
Bedrooms

 **1**
Bathroom

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS |
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Wainwrights presents this well-maintained and deceptively spacious two-bedroom home, offering generous living space, a useful cellar and a larger-than-average garage with rear parking.

The property features a lounge leading to a dining area and spacious open-plan kitchen with skylights and French doors to the rear garden. Upstairs are two good-sized bedrooms and a modern bathroom with walk-in shower and separate bath.

Externally, there is a low-maintenance rear garden, brick-built garage and additional off-road parking. An ideal purchase for first-time buyers or downsizers – early viewing is recommended.

Front Exterior

Brick-built boundary wall with gate set between two brick pillars. Concrete pathway leading to the front door. The remainder of the front garden is laid to artificial lawn with gravel edging. UPVC fascias.

Lounge 4.43m x 3.50m (14' 6" x 11' 6")

UPVC double glazed window to the front aspect, radiator and luxury vinyl flooring which continues through the internal lobby to the dining area. Composite partially glazed front door with opaque double glazing. Chimney breast with feature display shelf. Door leading to internal lobby with staircase to the first floor and glazed panel door opening to the kitchen/diner.

Dining Area 3.53m x 3.53m (11' 7" x 11' 7")

Wood-effect luxury vinyl flooring flowing through from the lounge, radiator and step down to the kitchen area. Doors leading to the cellar and ground floor cloakroom.

Kitchen Area 5.60m x 3.65m narrowing to 2.6 (18' 4" x 12')

Step down from the dining area into this spacious open-plan kitchen. UPVC double glazed French doors open onto the rear patio, alongside a further UPVC double glazed window to the rear. Ceramic tiled flooring, two skylights, inset ceiling spotlights and partially tiled walls. Wall-mounted gas combi boiler. Fitted with grey stone-effect laminate worktops, matching wood-effect wall and base units with drawers, and a two-bowl corner sink with twin mixer taps. Space and plumbing for washing machine and tumble dryer. Five-burner gas cooker with stainless steel splashback and extractor hood. Additional radiator.

Ground Floor Cloakroom

Ceramic tiled flooring, partially tiled walls, hand wash basin, WC, fitted wall cupboard and extractor fan.

Secret Cellar 3.50m x 7.00m (11' 6" x 23')

Accessed via a hatch beneath the stairs, with a wooden staircase leading down. There is useful space at ground level for coats and shoe storage. The cellar comprises two rooms: Front Cellar Room: 3.40m x 3.50m (height 1.90m) Rear Cellar Room: 3.40m x 3.50m (height 1.90m) Both rooms have painted brick walls, exposed ceiling joists and mat flooring. The rear cellar benefits from an air brick for ventilation. Useful storage space.

First Floor Landing

Carpeted stairs rise to the landing, which features grey wood-effect vinyl flooring and a fitted cupboard housing the electrical consumer unit, electric meter and Wi-Fi router.

Master bedroom 3.34m x 3.50m (10' 11" x 11' 6")

UPVC double glazed window to the front aspect, radiator and fitted carpet. Built-in storage cupboard with hatch providing access to the loft.

Bedroom Two 2.50m x 3.40m (8' 2" x 11' 2")

UPVC double glazed window to the rear aspect, radiator and grey wood-effect vinyl flooring.

Bathroom 2.20m x 2.63m (7' 3" x 8' 8")

UPVC double glazed opaque window to the rear aspect, radiator and extractor fan. The suite comprises a walk-in shower with thermostatically controlled mixer, riser and rainfall shower head, bifold chrome and glass shower doors, and fully tiled enclosure. Panelled bath, hand wash basin and WC. Partially tiled walls. All first floor doors are varnished pine.

Back Garden 23.00m x 4.20m (75' 6" x 13' 9")

Paved patio area leading to a raised patio and main garden. Artificial lawn to the central area with planting borders to one side featuring established shrubs and plants. Concrete pathway runs along one side to the rear gate. Timber fencing to both boundaries. Outside tap and security lighting. At the far end of the garden is a brick-built

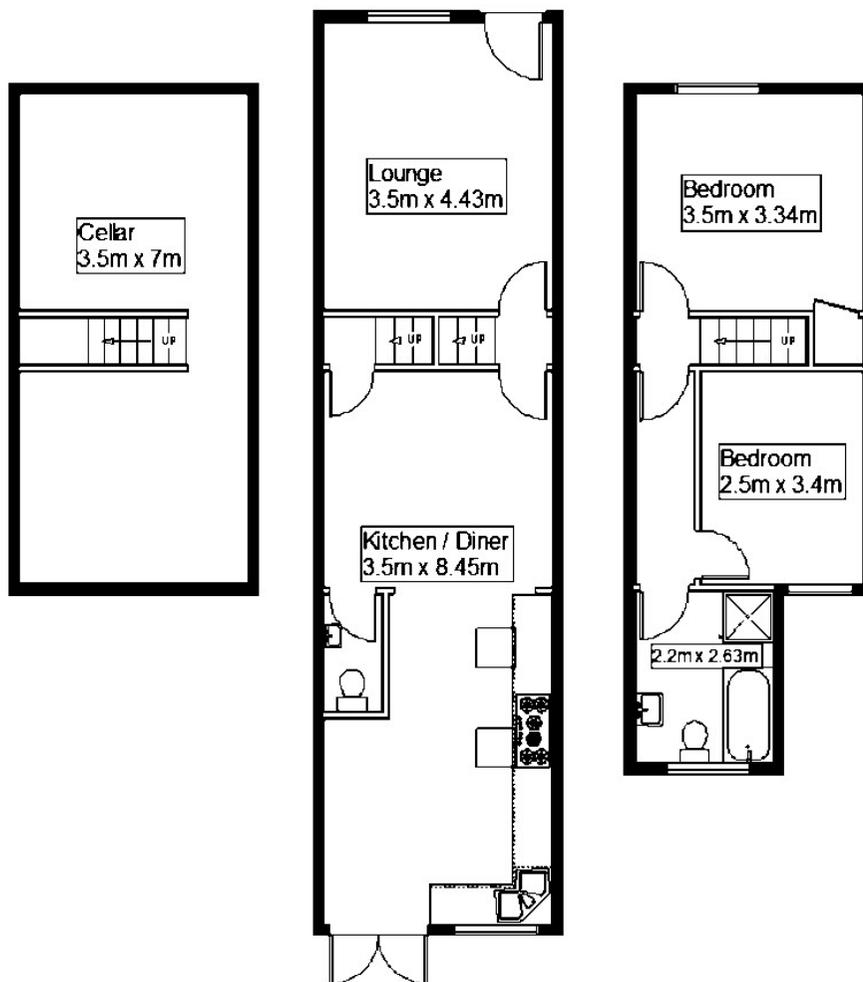
garage with pitched roof. To the rear of the garage is a parking area providing off-road parking for one vehicle.

Garage 5.27m x 3.12m (17' 3" x 10' 3")

Larger than average garage with up-and-over door to the front. UPVC double glazed pedestrian door and window to the rear. Fitted with power, lighting and strip lights, concrete floor and additional loft storage.

Additional Information

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	64	
(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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