Gaymers Lane | Trimley St Mary | Felixstowe | IP11 0UG

Guide Price £665,000

NICHOLAS
ESTATES

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A pair of modern houses built along a private road close to a rural landscape in the popular village of Trimley St Mary, the properties have been built to a high standard with SIPS construction material used to create a energy efficient homes.

- Energy Efficient Houses
- Air Source Heating & Solar Panels
- Open Plan Living Area
- Situated Along a Private Road
- Two New Build Houses
- Integral Double Garage

Entrance Hall

Front aspect double glazed composite door, under floor heating, stairs to 1st floor, doors to;

Cloakroom

Wood laminate flooring and extractor fan.

Open Plan Living Area

Lounge/Diner

22'7 x 21'1 (6.88m x 6.43m)

Rear aspect double glazed bi-fold doors, side aspect double glazed window, under floor heating, recessed spot lights, mist sprinkler system, open to kitchen and door to utility room.

Kitchen

16'6 x 14'1 (5.03m x 4.29m)

Front aspect double glazed window, wood effect work surfaces. 1.5 bowl sink & drainer, integral Bosch appliances, including dish washer, larder style fridge & freezer, eye level double oven and 5 ring induction hob with extractor hood over, wall and base mounted units and pull out bins.

A pair of modern houses built along a private road close to a rural landscape in the
popular village of Trimley St Mary, the properties have been built to a high standard with
SIPS construction material used to create a energy efficient home, including solar panels,
under floor heating to the ground floor, incorporating an air source heat pump

Utility

16'6 x 4'8 (5.03m x 1.42m)

Rear aspect double glazed double door, rear aspect double window, range of base units, work surface, stainless steel sink & drainer, wall cupboard with fire mist system, space for washing machine and tumble dryer and extractor fan.

Landing

Loft access, two storage cupboards, airing cupboard and doors to;

Master Bedroom

21'2 x 10'6 (6.45m x 3.2m)

Excludes door recess - Two Velux windows, recessed spot lights, two mist sprinklers and a vaulted ceiling, door to;

En-Suite

Low level flush w/c, freestanding vanity unit with marble top and curved counter top basin, wood laminate flooring, part aqua-boarded walls, extractor fan and shower cubicle with raindrop shower head.

Bedroom 2

21'3 x 8'5 (6.48m x 2.57m)

Excludes door recess - Front aspect double glazed dormer window, rear aspect Velux window, vaulted ceiling, recessed spot lights and two mist sprinklers.

Bathroom

Wood laminate flooring, shower cubicle with raindrop shower head and aqua-board surround, recessed spot lights, double ended freestanding bath, vanity unit with marble top and curved counter top basin, part aqua-boarded walls, low level flush w/c and extractor fan.

Bedroom 3

13'0 x 10'2 (3.96m x 3.1m)

Front aspect double glazed dormer window, vaulted ceiling, recessed spot lights, mist sprinkler and built in wardrobe.

Bedroom 4

13'0 x 7'9 (3.96m x 2.36m)

Excluding Recess - Front aspect double glazed dormer window, vaulted ceiling, recessed spot lights and mist sprinkler.

Bedroom 5

13'0 x 7'5 (3.96m x 2.26m)

Front aspect double glazed dormer window, vaulted ceiling, recessed spot lights and mist sprinkler.

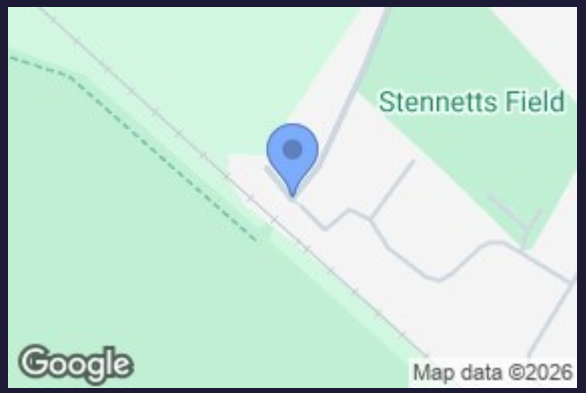
Garage

18'8 x 16'5 (5.69m x 5m)

Electric roller door, LED strip lighting, power and light, internal door to utility room.

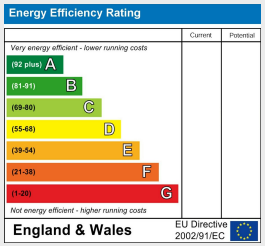
Agents Note

Please be advised the main image has been altered to illustrate a representation of what the finished driveway could look like and is not a true representation of the site currently.



Council Tax Band **New Build**

EPC Rating



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