£230,000

Faulkeners Way, Trimley St. Mary, IP11



2
Bedrooms

1
Bathroom

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS
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01394 275276

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Wainwrights presents this two-bedroom end terraced home, offering comfortable accommodation, off-road parking for two vehicles and a beautifully established, secluded rear garden. The property features a spacious lounge with French doors opening onto the garden, a fitted kitchen, two bedrooms and a first-floor bathroom. The private rear garden is a particular highlight, enjoying afternoon sunshine, established planting and a generous patio area, ideal for outdoor dining and entertaining. Perfect for first-time buyers, downsizers or those seeking a manageable home with attractive outdoor space.

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Outside Front
The property benefits from off-road parking for two vehicles and a front garden predominantly laid to lawn, with established planting and a low brick boundary wall separating the garden from the road. An additional area of grass adjacent to the road is also included within the property's title plan. A fully glazed entrance porch with a pitched tiled roof provides a sheltered approach to the property.

Entrance Porch *2.24m x 1.12m (7' 4" x 3' 8")*
A fully glazed entrance porch with a pitched tiled roof. A partially glazed UPVC entrance door with obscure glazing opens into the lounge.

Lounge *4.84m x 3.76m (15' 11" x 12' 4")*
A spacious and welcoming reception room with UPVC double-glazed French doors opening directly onto the rear garden, allowing plenty of natural light into the room and providing an attractive connection between the indoor and outdoor living spaces. Features include fitted carpet, radiator, coving to the ceiling and stairs rising to the first floor. A further door leads through to the kitchen.

Kitchen *3.76m x 2.72m (12' 4" x 8' 11")*
A fitted kitchen featuring dark marble-effect laminate worktops with Shaker-style cupboards and drawers at floor level and matching eye-level units. Integrated appliances include a four-burner gas hob and Bosch electric oven, alongside an inset one-and-a-half-bowl stainless steel sink. There is space and plumbing for a washing machine and space for a tall fridge/freezer. Additional features include partially tiled walls, tile-effect vinyl flooring, radiator, coving and recessed ceiling spotlights. UPVC double-glazed windows to the front and rear aspects provide plenty of natural light, while a partially glazed UPVC door offers direct access to the rear garden.

First Floor Landing
UPVC double-glazed window to the front aspect, providing natural light to the landing. Coving to the ceiling, access hatch to the loft space and doors leading to both bedrooms and the bathroom.

Bedroom One *3.75m x 2.71m (12' 4" x 8' 11")*
A bright and comfortable double bedroom benefiting from UPVC double-glazed windows to both the front and rear aspects. Features include fitted carpet, radiator, coving to the ceiling and a ceiling fan with integrated lighting.

Bedroom Two *3.76m x 2.26m (12' 4" x 7' 5")*
A well-proportioned second bedroom with a UPVC double-glazed window overlooking the rear garden. Features include fitted carpet, radiator, coving to the ceiling and a loft access hatch. The room offers flexibility for use as a bedroom, home office or guest accommodation.

Bathroom *2.82m x 1.45m (9' 3" x 4' 9")*

Fitted with a three-piece suite comprising a bath with shower mixer tap and riser attachment, wash hand basin and WC. Additional features include a heated towel radiator, recessed ceiling spotlights, coving, vinyl flooring and a useful built-in storage cupboard positioned above the stairs. A UPVC double-glazed window to the rear aspect provides natural light and ventilation.

Rear Garden *Approx. 7.92m x 9.51m (26' x 31' 2")*

The beautifully established rear garden is a particular feature of the property, offering a secluded and private outdoor space that is not overlooked. Enjoying afternoon sunshine, the garden provides an attractive suntrap, ideal for relaxing, outdoor dining or entertaining. A paved patio extends from the rear of the property, with further pathways leading along the side and through the garden. The garden is thoughtfully planted with a variety of established shrubs, flowering plants and mature vegetation, creating an attractive setting with plenty of colour and interest throughout the seasons. A large timber shed, benefiting from power and lighting, provides useful storage or potential space for hobbies and gardening equipment.

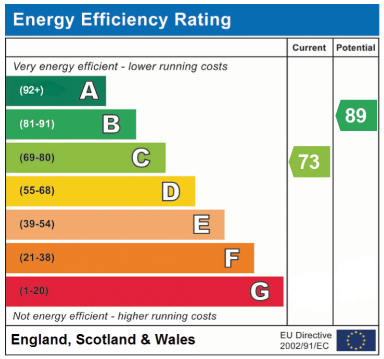
Additional Information

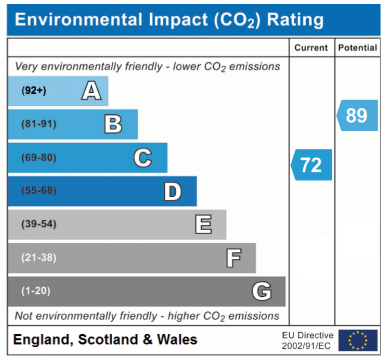
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