



Guide price £475,000
High Road, Trimley St. Mary, IP11



 4
Bedrooms

 2
Bathrooms

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

01394 275276



Wainwrights are pleased to present this substantial detached period house, set within an impressive 0.4 acre plot, discreetly positioned and accessed via a secluded private lane. The property represents an excellent opportunity for buyers looking to complete a renovation project, with much of the work already undertaken.

Recent improvements include a newly refurbished luxury bathroom with underfloor heating and cloakroom, updated services, hot water cylinder, consumer unit, several new windows and a boarded, insulated loft. The remaining works allow the next owner to add value and to finish the home to their own taste.

Externally, the property benefits from ample off-road parking to the front and the grounds extend to the back, where there is a large garden containing a detached garage/storeroom, an imposing, mature Oak tree and a variety of other established vegetation. The majority of the remainder of the garden is laid to lawn. This is a rare opportunity to acquire a 'diamond in the rough' which has the potential to become a truly spectacular

property.

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Entrance Hallway 5.57m x 1.80m narrowing into 1.04m (18' 3" x 5' 11")

UPVC half-glazed front door opening into the hallway with wood-effect laminate flooring, picture rails, radiator and doors leading to the principal reception rooms.

Living Room/Reception 1 4.23m x 4.03m (13' 11" x 13' 3")

Aluminium double-glazed window to the front aspect with further aluminium double-glazed windows to the side. Brick-built fireplace with tiled raised hearth, picture rails, coving, ceiling rose and decorative ceiling detailing. Radiator and carpet.

Dining Room/Reception 2 3.64m x 4.00m (11' 11" x 13' 1")

Aluminium double-glazed window to the front aspect and additional aluminium double-glazed window to the side. Brick-built fireplace with original wooden mantel, picture rails, coving to ceiling, radiator and carpet flooring.

Snug Room/Reception 3 3.63m x 2.42m (11' 11" x 7' 11")

Accessed from the hallway. Crittall-style window to the rear aspect and wooden door with glazed panels to the side. Brick-built fireplace with wooden mantel, picture rails, wood-effect laminate flooring and radiator.

Kitchen 3.02m x 3.02m (9' 11" x 9' 11")

Accessed from the hallway. Crittall-style window to the side aspect, radiator, wood-effect vinyl flooring, built-in cupboard, picture rails, laminate worktops with base-level and wall-mounted cupboards, part-tiled walls and doorway through to the utility room.

Utility Room 3.65m x 2.41m (12' x 7' 11")

Crittall-style window to the side aspect. Tile-effect vinyl flooring, laminate worktops with cupboards and drawers under and matching eye-level units. Inset single drainer stainless steel sink. Space and plumbing for washing machine, tumble dryer and dishwasher. Space for a range-style cooker. Part-tiled walls and door leading to the wet room.

Wet room 3.51m x 1.56m (11' 6" x 5' 1")

UPVC double-glazed window to the rear aspect and wooden sash window to the side. Altro-type wet room flooring with fully tiled shower area. Mira Advance Flex electric shower, wash hand basin, WC and radiator.

Inner Lobby 4.28m x 1.66m narrowing to 0.7m (14' 1" x 5' 5")

Continuation of the hallway, separated by an internal door. Stairs rising to the first floor. Fully glazed rear door with matching side panel, Crittall-style window to the side aspect, radiator and carpet.

First Floor Landing 4.71m x 1.44m (15' 5" x 4' 9") at widest

Picture rails and exposed floorboards. Airing cupboard housing a new hot water cylinder. Loft access hatch. Built-in cupboard measuring 0.85m x 1.78m. Additional walk-in eaves storage cupboard measuring 2.20m x 1.70m with sloping ceiling, timber-clad internally, housing the Valiant open-flue boiler, new consumer unit and electric meter.

Master Bedroom 3.65m x 3.48m (12' x 11' 5")

Crittall-style windows to two aspects, picture rails, radiator and carpet.

Bedroom Two 3.64m x 3.26m (11' 11" x 10' 8")

Aluminium double-glazed window to the front aspect and aluminium double-glazed window to the side. Radiator and carpet.

Bedroom Three 3.27m x 3.66m (10' 9" x 12')

Aluminium double-glazed windows to the front and side aspects. Radiator and carpet.

Bedroom Four/Study *1.94m x 2.16m (6' 4" x 7' 1")*

Crittall-style window to the side aspect, radiator and exposed wooden floorboards.

Family Bathroom *4.16m x 2.47m (13' 8" x 8' 1")*

Recently refurbished to a very high standard. Opaque patterned aluminium double-glazed window to the front aspect. Wood panelling to walls, tiled flooring and solid marble windowsill. Large walk-in shower with marble-effect Aqua panels, thermostatically controlled shower with rainfall head and handheld attachment. Freestanding bath with feature floor-mounted brushed gold mixer tap and handheld shower. Modern upright wall-mounted radiator with gold-effect trim, vanity unit with porcelain basin, underfloor heating, spotlights to ceiling.

Upstairs Cloakroom *1.81m x 1.30m (5' 11" x 4' 3")*

Refurbished to a high standard. Wood-panelled walls, wall-mounted concealed-cistern WC with brushed gold flush and douche spray. Vanity unit with porcelain basin and brushed gold tap. Brushed gold wall-mounted towel rail, tiled flooring, solid marble windowsill, Crittall-style window to the rear aspect and spotlighting.

Outside *36.00m x 25.00m (118' 1" x 82')*

The property occupies an exceptionally large plot and is discreetly set back from the High Road, accessed via a private lane bordered by mature woodland-style planting. Saplings either side of the driveway provide future screening and mark the boundary to the front. The driveway offers ample off-road parking for several vehicles and is wide enough to allow turning. The house is detached with neighbouring properties set well away. The boundary to both sides is enclosed with wooden fencing and there is wide side access leading through to the rear garden, with timber fencing to the boundaries. The rear garden is generously sized and mainly laid to lawn, with planting beds to both sides containing established shrubs and a mature Oak tree to the far end. There is a paved patio area adjoining the house, a gravelled seating area, and both a metal shed with hardstanding and a timber-framed garage, which has electrical connection.

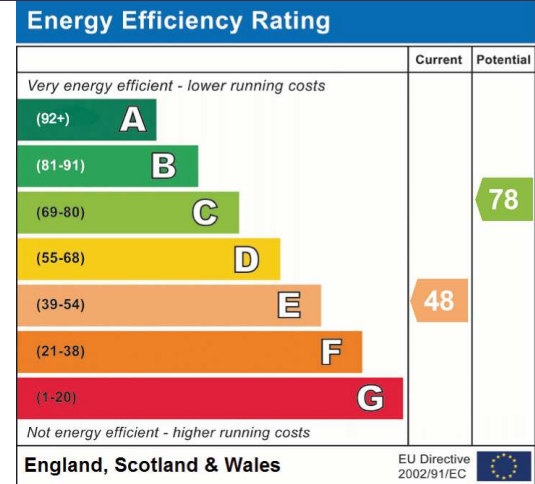
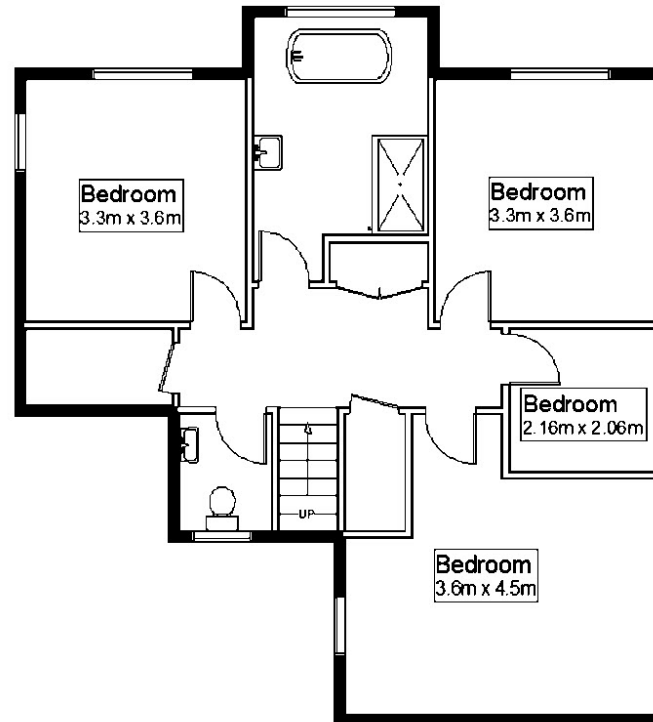
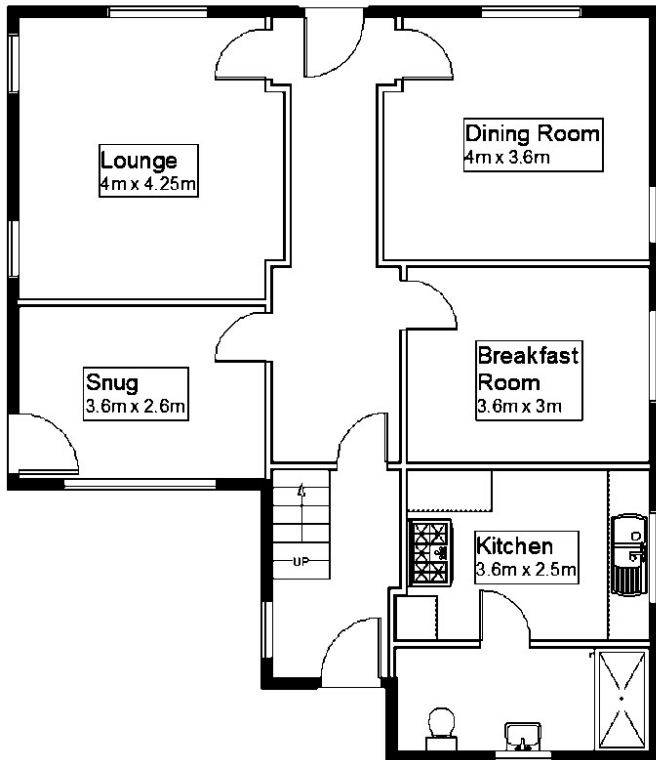
Key Improvements & Works Undertaken

Based on information provided by the current owners, we understand that they have carried out extensive works over the past year to improve the structure, safety, and overall condition of the property. Structural works include a professional structural engineer's survey, with subsequent strengthening of the roof structure, repairs to roof valleys, replacement of missing and damaged tiles, installation of chimney caps, and improved roof ventilation. New fascias and guttering have been fitted throughout, and the roof and external walls were cleared of ivy to prevent future damage. The property benefits from upgraded heritage-style aluminium double-glazed windows to the living room, dining room, two bedrooms, and bathroom, in keeping with the character of the house. All main services have been modernised. The electrical system has been upgraded to current standards with a new consumer unit and certification, and the supply has been simplified to a single meter. The gas system has been improved with a new correctly sized gas pipe, and the boiler has been serviced with a new thermostat fitted. Plumbing has been comprehensively updated, including a new soil stack, improved drainage, an upgraded hot water system with a pressure booster, and a larger water tank installed in the loft. A new upstairs bathroom and ground-floor cloakroom have been installed, both with modern fittings, updated plumbing, electrics and ventilation. The loft has been cleared and improved with safe access boards and lighting, and ventilation around the property has been checked and cleared. There is a septic tank at the property for sewerage, which costs £140 to empty. The septic tank has been emptied, upgraded with T-pipes, and fitted with a new inspection cover. In addition, surveys have confirmed cavity walls to the property (excluding the front gable), allowing for future insulation if desired. Building Regulation plans have also been submitted for a new kitchen and utility room, providing a clear pathway for future improvements. WE ADVISE POTENTIAL PURCHASERS MAKE THEIR OWN ENQUIRIES VIA THEIR CONVEYANCERS TO CONFIRM WHAT WORKS HAVE BEEN COMPLETED BY THE CURRENT OWNERS.

Additional Information

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confirmation from their solicitor. Buyers are also advised to obtain confirmation, via the conveyancing process, of works and improvements carried out to the property by the current owners. The property falls under Council Tax Band E - £2,659.74. There are restrictive covenants on the property which include: - Only domestic pets to be kept at the property - Not to use the property for business or trade use - One caravan/motorhome only is allowed on the property - Extension work will need approval by the trustees - Installation of any outbuildings will need approval by the trustees of the Mary Dains Charity Trust



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