



7 Woodlands Avenue, Trimley St. Mary, Felixstowe, IP11 0AB

£250,000 FREEHOLD

**DIAMOND
MILLS**

Established 1908

Modern Family Home in Popular Village Location

A superb opportunity to acquire a well-presented and modern 2-bedroom home situated in the sought-after village of Trimley St. Mary. Offering bright, airy accommodation and excellent local amenities, this property is perfect for first-time buyers, young families, or those looking to downsize to a convenient, community-focused location.

Key Features:

Popular Village Location: Enjoy the benefits of village life with a strong sense of community.

Well Presented Accommodation: Ready to move straight into, featuring a modern aesthetic.

Cloakroom: Essential downstairs WC for family convenience.

Two Off-Road Parking Spaces: Valuable dedicated parking for two vehicles.

Gas Central Heating: Efficient and reliable heating system.

Close to Local Amenities & Schools: Everything you need is on your doorstep.

Light and Airy Accommodation: Generous windows create a bright, welcoming interior.

Internal Accommodation:

The property boasts an exceptionally light and airy feel throughout. The welcoming entrance leads through to the main living area. A modern eat-in kitchen with integrated appliances. The ground floor also benefits from a convenient downstairs cloakroom/WC and ample storage under stairs.

The main living space is generously sized, offering plenty of room for relaxation and entertaining. The modern kitchen/dining room is the heart of the home, featuring a range of fitted units and integrated appliances providing a fantastic social space with easy access to the rear garden.

Upstairs, you will find 2 well-proportioned bedrooms. A modern family bathroom completes the first floor.

External Details;

To the front of the property, there is curb appeal and a pathway leading to the front door. Crucially, the home includes two dedicated off-road parking spaces. The rear garden is an enclosed space, often landscaped, providing a secure and pleasant area for children, pets, or outdoor entertaining.

ENTRANCE LEADING TO:

LIVING ROOM

12' 5" x 12' 9" (3.78m x 3.89m)

EAT-IN KITCHEN

9' 0" x 10' 6" (2.74m x 3.2m)

CLOAKROOM

3' 1" x 5' 0" (0.94m x 1.52m)

PRIMARY BEDROOM

10' 6" x 8' 3" (3.2m x 2.51m)

BEDROOM

12' 5" x 8' 10" (3.78m x 2.69m)

BATHROOM

5' 6" x 7' 1" (1.68m x 2.16m)

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COUNCIL TAX BAND

B

MANAGEMENT FEE

£180 P/A

ENERGY PERFORMANCE CERTIFICATE

The current EPC rating is a B (83) with a potential of A (97) valid until June 2027

AGENTS NOTE

DIAMOND MILLS & CO. have not tested any electrical systems, appliances, plumbing or heating systems and cannot testify that they are in working condition.

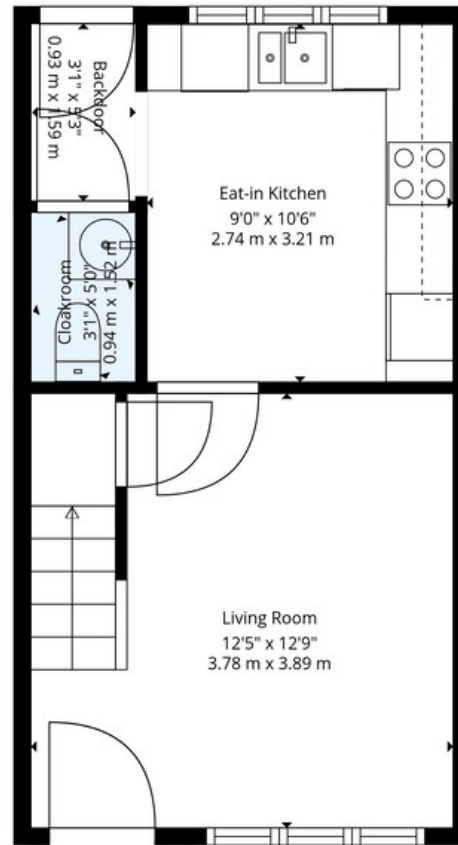
VACANT POSSESSION ON COMPLETION

VIEWING

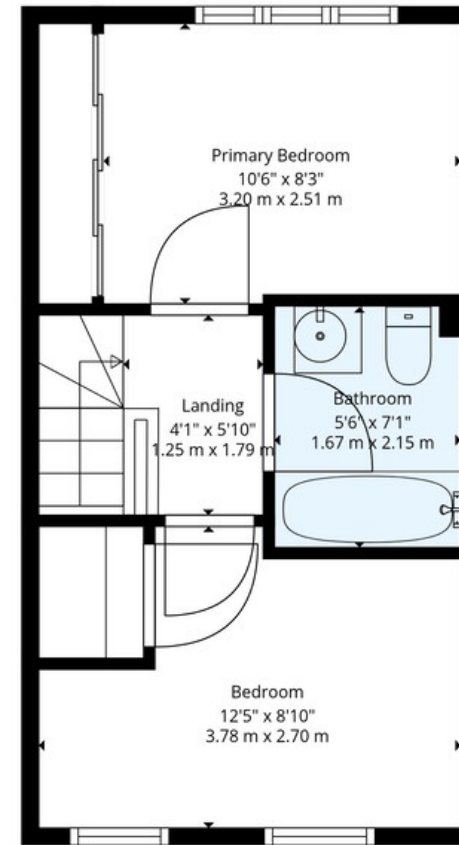
By prior appointment with the vendors agents -
DIAMOND MILLS & CO. (01394) 282281.





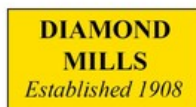


1st Floor



2nd Floor

7 Woodlands Ave



TOTAL: 586 sq. ft, 54 m2
 1st floor: 293 sq. ft, 27 m2, 2nd floor: 293 sq. ft, 27 m2
 EXCLUDED AREAS: UNDEFINED: 16 sq. ft, 1 m2, WALLS: 74 sq. ft, 8 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.