



## 22 The Wheelwrights, Trimley St Mary, IP11 0YR

**£197,500 FREEHOLD**

Scott Beckett Estate Agents are delighted to offer for sale this modern quarter style house, being seemingly ideal for either investment or as a first time purchase.

The accommodation in brief comprises entrance hall, lounge, kitchen, two bedrooms and first floor bathroom.

Further benefits include a low maintenance South / Westerly facing enclosed garden, one allocated car parking space, gas fired central heating via radiators and replacement UPVC double glazed external doors and windows.

The property is recessed from the road in a residential cul-de-sac in the popular village of Trimley St Mary, with facilities including a primary school, railway station and bus route with regular services to the county town of Ipswich (approximately 8 miles distant) and the coastal town of Felixstowe (approximately 3 miles distant) with a variety of both local and national highly street stores available.

Covered storm porch with UPVC double glazed entrance door opening to:-

**ENTRANCE HALL** Radiator, laminate wood flooring, built-in linen cupboard, built-in meter cupboard, door to:-

**LOUNGE 13' 10" x 11' 10" (4.22m x 3.61m)**

Staircase leading to the first floor with cupboard below. Laminate wood flooring, radiator, T.V point, UPVC double glazed French doors opening onto the rear garden, door to:-

**KITCHEN 10' max reducing to 7' 10" x 5' 3" (3.05m x 1.6m)**

Range of fitted units comprising base cupboards and drawers with work surfaces over, inset composite one and a half bowl sink unit with mixer tap, tiled splashback, matching eye level cupboards, space and plumbing for automatic washing machine, space for tall fridge freezer, electric cooker point, wall mounted Baxi gas fired boiler, laminate wood flooring, UPVC double glazed window to the rear aspect overlooking garden.

**FIRST FLOOR LANDING** Radiator, access to loft space.

**BEDROOM 1. 10' 10" max reducing to 8' 6" x 10' 8" (3.3m x 3.25m)**

Radiator, built-in over stairs cupboard, UPVC double glazed window to the side aspect.

**BEDROOM 2. 8' 7" reducing to 6' 5" x 7' 7" (2.62m x 2.31m)**

Laminate wood flooring, radiator, UPVC double glazed window to the side aspect.

**BATHROOM** White suite comprising panelled bath with mixer tap, Triton shower unit over, radiator, wash hand basin, low level W.C., fully tiled walls, laminate wood floor, UPVC double glazed window to the front aspect.

**OUTSIDE** To the front of the property there is a small open plan style garden with shrubs and pathway leading to the entrance door, gate leading to the rear garden, adjacent car parking space, lantern style light.

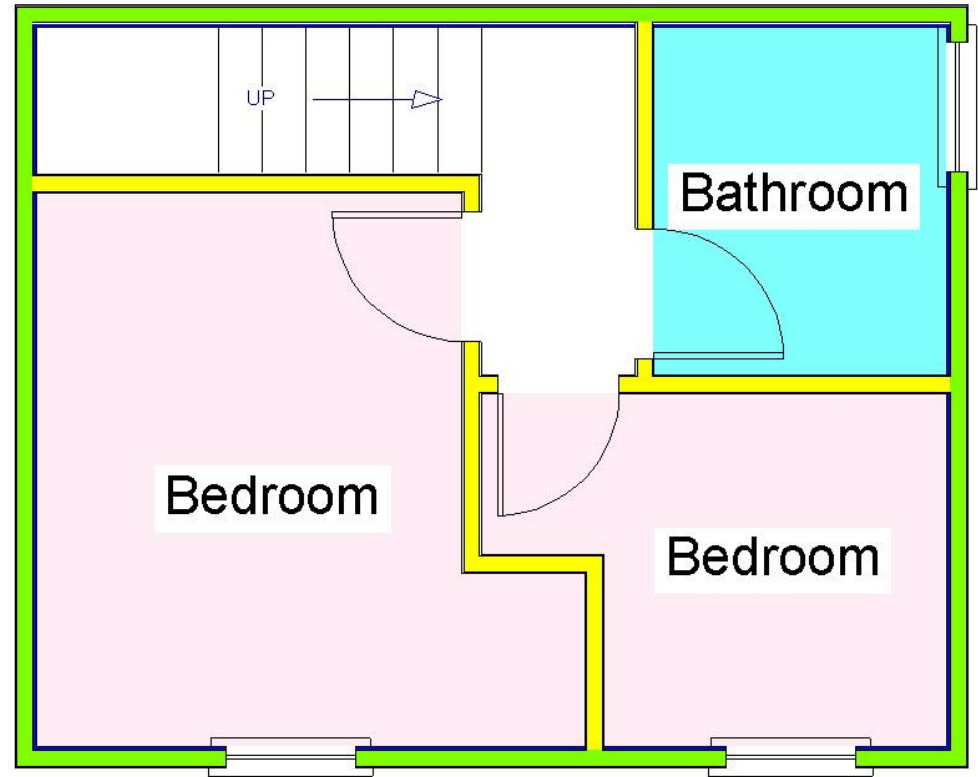
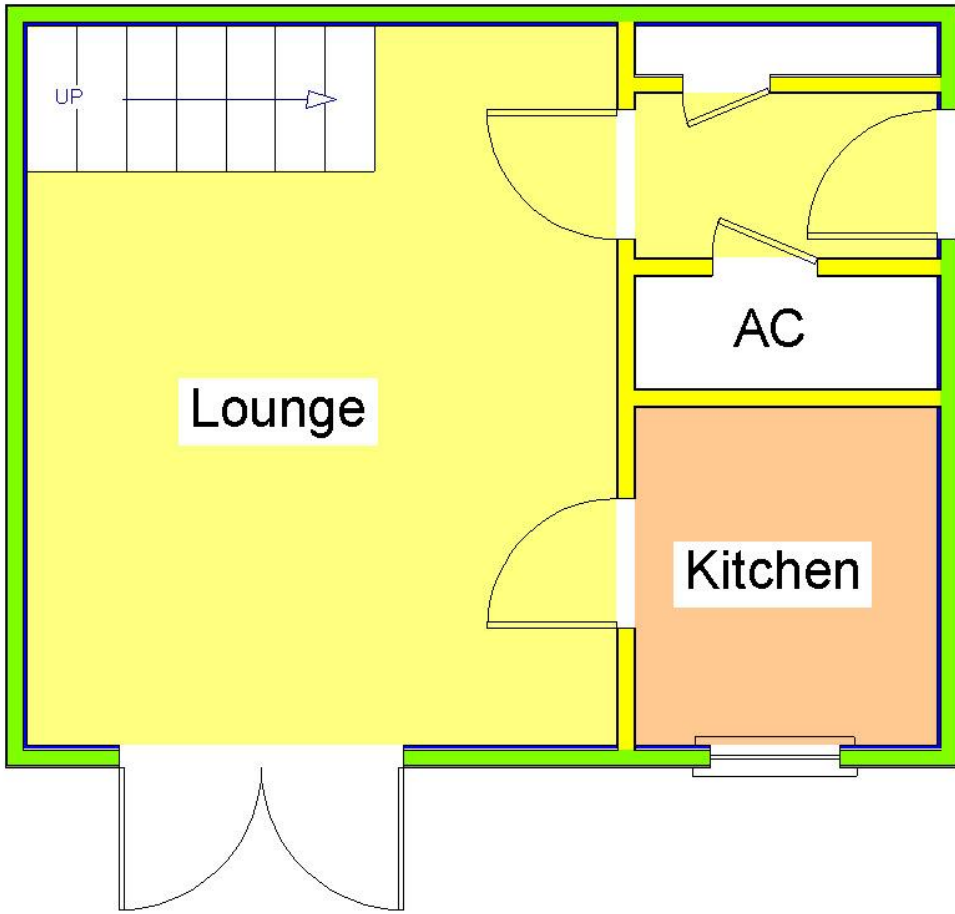
To the rear of the property there is an enclosed low maintenance style garden with a South / Westerly aspect, comprising paved patio, shingle, shrub beds, timber storage shed and timber fencing to the boundaries.

**COUNCIL TAX BAND - A**









Score	Energy rating	Current	Potential
92+	A		
81-91	B		91   B
69-80	C		
55-68	D	63   D	
39-54	E		
21-38	F		
1-20	G		