



**85 St. Martins Green, Trimley St Martin, Felixstowe, IP11 0YD**

**£455,000 FREEHOLD**

**A substantially extended modern detached family home offered for sale with no onward chain.**

The accommodation briefly comprises entrance hall, cloakroom, lounge, study spacious kitchen / dining room fitted with high gloss finished units, utility room, four bedrooms (two with en-suite facilities) and separate shower room.

Further benefits include off street parking for numerous vehicles in the form of a driveway, garage / workshop, enclosed rear garden offering a good degree of privacy, gas fired central heating via radiators with a modern combination boiler and replacement UPVC double glazed windows.

The property is situated in the village of Trimley St Martin a short distance from open countryside, popular schools and with easy vehicle access via the A14 to the county town of Ipswich and the popular seaside town of Felixstowe.

Composite double glazed entrance door with leaded light panels opening to:-

**ENTRANCE HALLWAY** Staircase leading to the first floor, radiator.

**INNER LOBBY/CLOAKS AREA** Radiator, UPVC double glazed window to the front aspect, tiled floor, sliding door to:-

**CLOAKROOM** Modern white suite comprising low level W.C., wash hand basin with mixer tap, tiled splashback, tiled floor, chrome heated towel rail / radiator, extractor fan, ceiling spotlights.

**LOUNGE 23' 8" x 12' 4" max reducing to 8' 4" (7.21m x 3.76m)**

Laminate wood plank effect flooring, T.V point, radiator and vertical radiator. Telephone point, UPVC double glazed window to the front aspect, oak glazed double doors opening to the kitchen and oak glazed door opening to:-

**STUDY 7' 2" x 7' (2.18m x 2.13m)**

Radiator, under stairs recess.

**KITCHEN / DINING ROOM 23' 6" x 11' 8" (7.16m x 3.56m)**

Re-fitted with a comprehensive range of high gloss finished units comprising base cupboards and drawers with quartz work surfaces over, inset stainless steel one and a half bowl sink unit with mixer tap with waste disposal, quartz upstand and tiled splashback, matching eye level cupboards with under cupboard lighting, built-in stainless steel Indesit double oven, electric ceramic four ring hob, stainless steel and glass extractor hood over, integrated dishwasher and fridge, ceiling spotlights, radiator, tiled floor, T.V point, UPVC double glazed windows to the rear aspect, UPVC double glazed French doors opening to the rear patio, door to:-

**UTILITY ROOM 4' 10" x 7' (1.47m x 2.13m)**

Fitted worktops and high gloss finished base cupboard, space for tall fridge freezer, space and plumbing for automatic washing machine, space for tumble dryer, tiled floor, radiator, extractor fan.

**FIRST FLOOR LANDING** Access to loft space, built-in linen cupboard.

**BEDROOM 1. 16' 2" x 10' 6" (4.93m x 3.2m)**

Range of fitted mirror fronted wardrobes, LED ceiling spotlights, loft access, UPVC double glazed window to the rear aspect, door to:-

**ENSUITE BATHROOM** Fitted with a modern white suite comprising panelled bath with mixer tap, glazed shower cubicle with tiled surround and dual head shower, low level W.C., vanity wash hand basin with mixer tap, cupboards below, fully tiled walls, wood plank effect tiled flooring, chrome heated towel rail / radiator, ceiling spotlights, extractor fan, UPVC double glazed window to the front aspect.



**BEDROOM 2. 10' 6" x 9' 4" max (3.2m x 2.84m)**

Range of fitted mirror fronted wardrobes to one wall, radiator, UPVC double glazed window to the front aspect, door to:-

**ENSUITE SHOWER ROOM**

Modern white suite comprising tiled shower cubicle with glazed folding door and mixer shower, wash hand basin with mixer tap, W.C with concealed cistern, chrome heated towel rail / radiator, fully tiled walls, electric shaver point, ceiling spotlights, extractor fan, tiled floor, UPVC double glazed window to the side aspect.

**BEDROOM 3. 10' 6" x 9' 4" max (3.2m x 2.84m)** Range of fitted mirror fronted wardrobes, radiator, UPVC double glazed window to the rear aspect.

**BEDROOM 4. 7' 4" x 6' 2" (2.24m x 1.88m)**

Radiator, UPVC double glazed window to the rear aspect.

**SHOWER ROOM**

Re-fitted with a modern suite comprising double size walk-in shower cubicle with dual head shower, tiled surround, glazed sliding door, W.C with concealed cistern, wash hand basin with mixer tap and high gloss vanity cupboards below, fully tiled walls, tiled floor, ceiling spotlights, extractor fan, chrome heated towel rail / radiator, UPVC double glazed window to the front aspect.

**OUTSIDE**

To the front of the property there is an extensive herringbone style blocked paved driveway enabling off street parking for numerous vehicles, with brick wall and hedging to the front and side boundaries, access to:-

**GARAGE / WORKSHOP 24' plus rear walk-way x 11' 6" max (7.32m x 3.51m)**

Remote control roller door, power and lighting connected, wall mounted Baxi gas fired combination boiler, UPVC double glazed door opening to the rear garden. To the rear of the property there is a good size garden offering excellent privacy comprising paved patio area with retaining cast iron railings and gate leading to a lawn with mature tree and established Conifer and Laurel hedging to the boundaries, raised paved sun terrace with timber storage shed and log cabin 9' 8" x 9' 8" with power and light connected.

**COUNCIL TAX BAND**

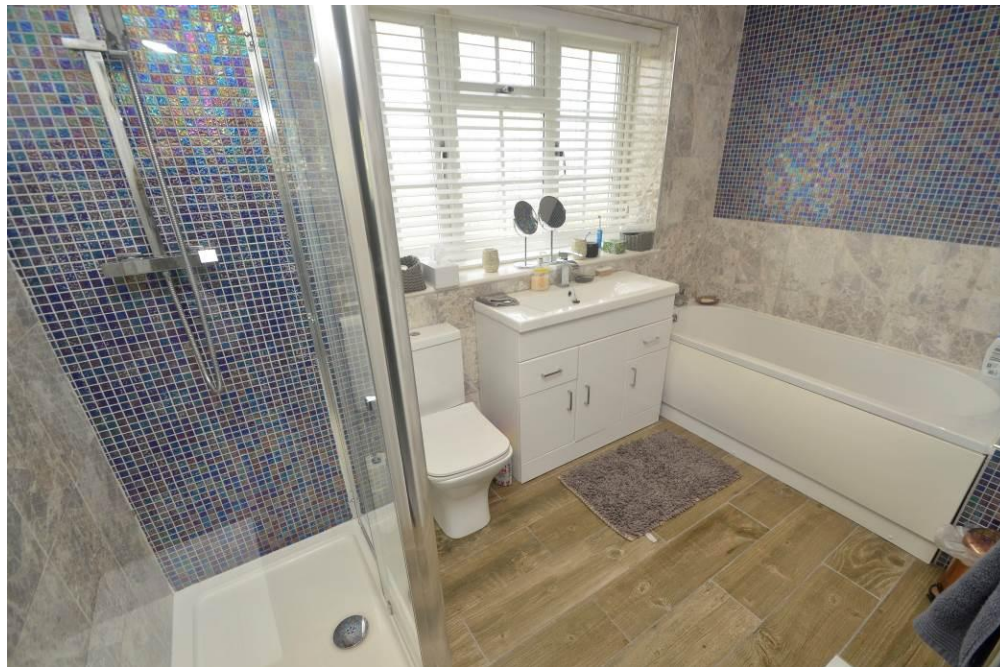
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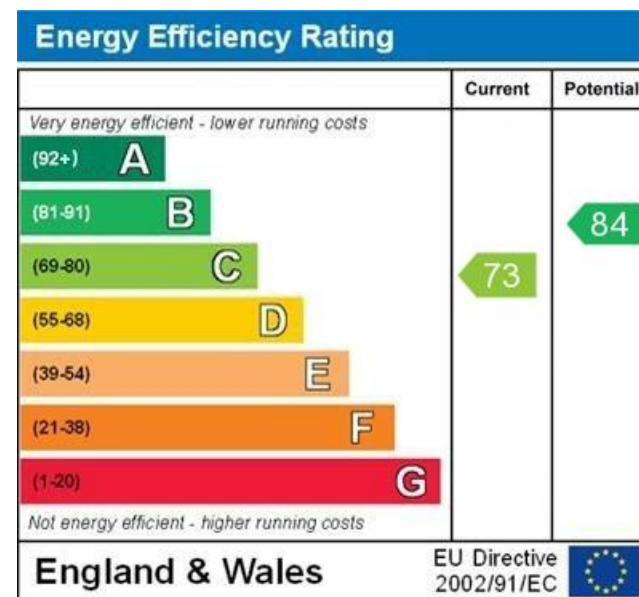












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