



264 High Road, Trimley St. Martin, Felixstowe

£575,000 FREEHOLD

A viewing is highly recommended for this beautifully presented detached four bedroom family home which has undergone extensive modernisation by the current owners.

Situated in the popular residential village of Trimley St Martin, additionally the property benefits from ample off road parking to the front, a generous size and landscaped rear garden, a modern open plan kitchen / dining room and a modern family bathroom.

The accommodation in brief comprises entrance hall, lounge, kitchen / diner, utility, cloakroom. Upstairs there are four bedrooms and a family bathroom.

Heating is supplied in the form of gas fired central heating to modern aluminium radiators and windows are of double glazed construction.

A viewing is highly recommended to appreciate the spacious and modern accommodation on offer.

The property is located in close proximity to Trimley train station, links to the A14 and also nearby open countryside at the Trimley Nature Reserve.

ENTRANCE DOOR OPENING INTO

ENTRANCE HALL

Porcelain tiled flooring, Anthracite radiator, stairs leading upto the first floor and doors to

LOUNGE 21' 5" x 11' 6" (6.53m x 3.51m)

Laminate flooring, radiator, windows to both the front and side aspect, TV point

KITCHEN / DINER 27' 11" x 14' 8" maximum reducing to 11' 6" (8.51m x 4.47m)

Large porcelain tiled flooring, windows to both front and rear aspect, Two Anthracite radiators. Quartz fitted worktops with fitted storage units above and matching storage units and drawers below, a central Quartz fitted worktop island with fitted drawers and units below, inset stainless steel one and a half

sink unit with matte black mixer tap with instant boiler water tap. Integrated appliances such as dishwasher, microwave and twin eye level electric ovens, a four ring induction hob with built in vent and a further five ring gas hob with extractor hood above, space for American style fridge / freezer, under counter lighting, spotlights, island lighting and door out into

REAR LOBBY 11' 3" x 6' 6" (33.6m x 1.98m)

Door to outside and further doors to

UTILITY ROOM

Space and plumbing available for washing machine, two windows to the rear aspect

CLOAKROOM

Suite comprising low level WC, hand wash basin with mixer tap, storage cupboards underneath, fully tiled walls and floors and obscured window to the side aspect

FIRST FLOOR LANDING

Radiator and doors to

BEDROOM ONE 13' 7" x 11' 6" (4.14m x 3.51m)

Laminate flooring, radiator, window to the front aspect and build in wardrobe

BEDROOM TWO 11' 6" x 10' 5" (3.51m x 3.18m)

Laminate flooring, radiator, window to the front aspect, access to the loft space and built in wardrobe

BEDROOM THREE 10' 11" x 10' 6" (3.33m x 3.2m)

Laminate flooring, radiator, window to the rear aspect

BEDROOM FOUR 13' 3" x 11' 10" (4.04m x 3.61m)

Laminate flooring, radiator, window to the rear aspect

FAMILY BATHROOM 9' 4" x 6' 7" (2.84m x 2.01m)

Modern suite comprising low level WC, vanity hand wash basin with matte black mixer tap and storage drawers underneath, back to wall bath unit with freestanding matte black mixer tap and separate shower head. Double width walk in shower with electronically controlled power shower, fully tiled walls and flooring, heated towel rail, recessed storage areas with spotlights, obscured window to the side aspect, further spotlights and extractor.

OUTSIDE

To the front of the property it has been fully block paved to allow ample off road parking for numerous vehicles. Sensor controlled outside lighting, fencing to the side boundaries and brick wall to the front boundary, wiring in place for EV charging unit. Side access to the rear garden.

REAR GARDEN Approx 108' x 32' (32.92m x 9.75m)

Porcelain patio slabs with further raised patio area with fitted pergola with retractable blinds. The rest of the garden is mainly laid to lawn with decorative stone borders and fencing to boundaries, outside tap, outside sockets. At the bottom of the garden is a power, water and sewage feed available for a potential outbuilding.

COUNCIL TAX

Band 'D'







