



**10 Eastland Court, Trimley St. Mary, Felixstowe IP11 0QX**

**£340,000 FREEHOLD**

**Located in a quiet cul-de-sac in the popular village of Trimley St Mary is this modern four bedroom detached family home.**

In addition to the four bedrooms the property benefits from a modern open plan kitchen/diner, en-suite to bedroom one, ample off-road parking and a garage.

The accommodation in brief comprises entrance hall, cloakroom, lounge, kitchen/diner, upstairs there are four bedrooms with an en-suite to bedroom one and a modern family bathroom.

Heating is supplied in the form of gas fired central heating to radiators and windows are of double glazed construction. Eastland Court is a quiet cul-de-sac located just off Spriteshall Lane and is situated within close proximity to the Felixstowe High School and Walton High Street with its many shops and facilities.

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

#### **UPVC ENTRANCE DOOR**

Opening into :-

#### **ENTRANCE HALL**

Laminate flooring, radiator, stairs leading to the first floor and doors to :-

#### **CLOAKROOM**

Suite comprising low level WC, hand wash basin with a tiled splashback, window to the front aspect, radiator, laminate flooring.

#### **LOUNGE 14' 11" x 10' 10" (4.55m x 3.3m)**

Radiator, window to the front aspect, TV point.

#### **KITCHEN/DINER 17' 9" x 14' 1" (5.41m x 4.29m)**

Kitchen Area has fitted worktops with a tiled splashback, shaker style fitted units above and matching units and drawers below, a ceramic one and a half sink with mixer tap and single drainer, integrated dishwasher, integrated double oven with a four ring gas hob and extractor above, breakfast bar, vertical radiator, spotlights, windows and French doors to the rear aspect, fitted kitchen dresser and a door to the under stairs utility cupboard which has a fitted worktop, space and plumbing available for a washing machine, spotlight.

#### **FIRST FLOOR LANDING**

Window to the side aspect, access to the loft space, radiator, airing cupboard housing the Baxi combi-boiler and doors to :-

#### **BEDROOM 1 11' x 10' 9" (3.35m x 3.28m)**

Radiator, window to the front aspect, door opening into :-

#### **EN-SUITE SHOWER ROOM 7' 5" x 4' (2.26m x 1.22m)**

Recently re-fitted suite comprising WC with hidden cistern, vanity hand wash basin with mixer tap and storage cupboard underneath, shower with twin shower head, part tiled walls, heated towel rail, obscured window to the side aspect.

#### **BEDROOM 2 10' 9" x 8' 7" (3.28m x 2.62m)**

Radiator and window to the rear aspect.

#### **BEDROOM 3 8' 6" x 6' 10" (2.59m x 2.08m)**

Radiator, window to the rear aspect.

#### **BEDROOM 4 9' 1" x 6' 10" (2.77m x 2.08m)**

Radiator, window to the front aspect.



## FAMILY BATHROOM 7' 6" x 6' 6" (2.29m x 1.98m)

Modern white suite comprising low level WC, hand wash basin with mixer tap, panelled bath with electric shower over, fitted shower screen, tiled surround, radiator, obscured window to the side aspect, extractor.

## OUTSIDE

The front of the property has been fully block paved to allow ample off-road parking to the front and to the side of the property and is accessed via a shared drive, with established shrub border to the front.

The rear garden comprises of a lawn area with a wrap around block paving, outside tap, fencing to boundaries, outside electrics, side access gate.

## GARAGE

Up and over door, pitched roof with light and power connected.

## COUNCIL TAX

Band 'D'

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81 - 91) <b>B</b>			
(69 - 80) <b>C</b>			
(55 - 68) <b>D</b>		72	76
(39 - 54) <b>E</b>			
(21 - 38) <b>F</b>			
(1 - 20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		











