



78 St. Martins Green, Trimley St. Martin, Felixstowe IP11 0YE

£382,000 FREEHOLD

Constructed in the late 1970s as one of the original 'Show Homes' by the Barrett group of developers, a fine detached four-bedroom family home extended to incorporate a spacious UPVC double glazed conservatory leading onto a pleasant, established and mainly unoverlooked rear garden.

Accommodation in brief comprises four bedrooms, entrance hallway, re-fitted cloakroom, a fitted kitchen, L-shaped lounge/diner, large conservatory and re-fitted bathroom.

Heating is supplied in the form of gas fired central heating to radiators. All windows and doors are of UPVC double glazed construction, with a replacement composite front door, two new opaque windows to the cloakroom and bathroom, and a new garage door.

St Martins Green is a popular residential location being close to good bus services early morning to late evening throughout the day into both Felixstowe and Ipswich.

The village also offers a variety of pleasant rural walks via Grimston Lane towards the Orwell Estuary. Shopping facilities are nearby, a mini Morrisons, the Sausage shop and Gosling's farm shop, there are also two nearby public houses, churches and Trimley Sports and Social Club.

UPVC DOUBLE GLAZED ENTRANCE DOOR LEADING TO :-

ENTRANCE HALLWAY 13' 6" x 6' 3" (4.11m x 1.91m)

Open plan staircase leading to first floor landing, three built in under stairs cupboards, laminate wood flooring, radiator, window to front aspect with vertical blind, doors leading to :-

CLOAKROOM 6' 2" x 3' 3" (1.88m x 0.99m)

Re-fitted, comprising low level WC , wash hand basin, chrome radiator, obscured window to side aspect, half tiled walls and fully tiled floor, mirrored bathroom cabinet.

KITCHEN 10' 11" x 8' 10" (3.33m x 2.69m)

Comprising stainless steel sink unit with mixer tap and single drainer, cupboards under and range of fitted drawers, cupboards, units and work surfaces, tiled splashbacks, vinyl flooring, Vaillant boiler serving domestic hot water supply and central heating, plumbing for automatic washing machine and dishwasher, serving hatch leading from dining area, gas cooker point, window to rear aspect, UPVC double glazed door leading to the side of the house.

LOUNGE/DINER 20' 3" maximum x 17' 7" maximum (6.17m x 5.36m)

'L' shaped , two radiators, telephone point, square bay window to front aspect with fitted vertical blinds, Black Beauty Unigas II gas fire with wood fire surround and marble hearth, window to rear aspect, UPVC double glazed door leading into :-

CONSERVATORY 20' x 9' 6" (6.1m x 2.9m)

Two wall lights, radiator, additional electric heaters, carpeted (ceramic tiling underneath), fully fitted vertical blinds to all windows and doors, double opening UPVC doors to rear garden.

FIRST FLOOR LANDING

With access to loft space, smoke alarm, built in airing cupboard housing hot water tank & pump for the shower, window to front aspect with fitted vertical blind, doors leading to :-

BEDROOM 1 12' 6" x 9' 9" (3.81m x 2.97m)

Telephone point, TV point, radiator, smoke alarm, ceiling fan and light. UPVC double glazed window to rear aspect.

BEDROOM 2 11' 5" x 9' 7" (3.48m x 2.92m)

Radiator, window to rear aspect.

BEDROOM 3 11' 5" x 6' 8" (3.48m x 2.03m)

Radiator, laminate wood flooring, window to rear aspect.

BEDROOM 4 8' 11" x 7' 7" (2.72m x 2.31m)

Radiator, laminate wood flooring, window to front aspect fitted with vertical blinds.

BATHROOM 6' 5" x 5' 6" (1.96m x 1.68m)

Modern re-fitted white suite comprising, panelled bath with Mira Atom wall mounted shower over, half shower screen, WC with concealed cistern, vanity hand wash basin with mixer tap and storage unit below, upright chrome radiator/towel rail, illuminated mirror, fully tiled walls, vinyl flooring, obscured window to side aspect.

OUTSIDE The front of the property is an open plan garden mainly laid to lawn, with slate border, a variety of herbaceous borders, an outside lantern light, and ample off road parking, suitable for 3 to 4 vehicles.

GARAGE 16' 2" x 8' 2" (4.93m x 2.49m)

Remote operated roller door, power and lighting supplied, potential storage area in roof space, external light to the front and rear of the garage, RCD double socket on the outside of the garage in rear garden.

The rear garden is enclosed by fencing and is well maintained and is mainly un-overlooked, has a pathway from the conservatory to a brick dwarf wall to a central raised flower border, and features a large timber decking area, a large shed, three water butts, outside tap, and a garden storage unit.

COUNCIL TAX Band 'D'

AGENTS NOTE In accordance with the Estate Agency Act 1979 we confirm that a vendor of this property is an employee of Scott Beckett Estate Agents.

Address: 78 St. Martins Green, Trimley St. Martin, FELIXSTOWE, IP11...
RRN: 2234-3629-4300-0659-3292











