



2 Mariners Way, Trimley St. Mary, IP11 0AA

£335,000 FREEHOLD

Located in the popular village of Trimley St Mary and constructed by Bloor homes in 2018 benefitting from the remainder of an NHBC guarantee is this beautifully presented three bedroom detached family home.

In addition to the three bedrooms, the property benefits from off road parking, modern kitchen with integrated appliances and an en-suite to the master bedroom.

The accommodation in brief comprises entrance hall, cloakroom, lounge, kitchen / diner, three bedrooms with en-suite to master bedroom and family bathroom.

Windows are of double glazed construction and heating is supplied in the form of gas fired central heating via radiators.

The property is ideally located a short distance away from Trimley St Mary Primary School which boasts an Ofsted rating of good. Trimley is also known for its nature walks and ideal location with bus stops and easy access to Felixstowe town centre and Ipswich.

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

FRONT GARDEN Small front garden, mainly shingled with established shrubs and plants, further shingled area with outside lighting, side access gate to the garden, blocked paved area to allow ample space for parking for multiple vehicles. Garden path, covered front door opening to:-

ENTRANCE HALL Laminate flooring, stairs leading to the first floor with under stairs storage cupboard and doors leading to:-

CLOAKROOM Suite comprising low level W.C., wash hand basin with mixer tap, tiled splashback, laminate flooring, radiator, extractor fan.

LOUNGE 15' 6" x 13' 2" (4.72m x 4.01m)

Two radiators, modern box bay window to the front aspect, further window to the side aspect, T.V point.

KITCHEN / DINER 15' 5" x 9' 4" (4.7m x 2.84m)

Fitted worktops with tiled splashbacks, high gloss storage units above and matching storage units below. Integrated appliances such as a fridge freezer and dishwasher, integrated oven with four ring hob and extractor above, composite one and a half bowl sink unit with mixer tap and single drainer, combination boiler, space and plumbing available for washing machine, spotlights, extractor, radiator, laminate flooring, window to the side aspect, further windows and doors to the rear aspect.

FIRST FLOOR LANDING Access to loft space, storage cupboards and doors leading to:-

BEDROOM 1. 9' 4" x 8' 11" (2.84m x 2.72m)

Radiator, window to the rear aspect, built-in wardrobes with mirror fronted sliding doors, and door leading to:-

ENSUITE Suite comprising low level W.C., hand wash basin with mixer tap and storage drawers below, double walk-in shower cubicle, tiled flooring, tiled walls, shaver point, extractor fan, heated towel rail, obscured window to the side aspect.

BEDROOM 2. 11' 2" max x 8' 4" (3.4m x 2.54m)

Radiator, windows to both front and side aspects.

BEDROOM 3. 11' 5" x 6' 11" (3.48m x 2.11m)

Radiator, window to the front aspect.

BATHROOM 7' 5" x 6' 4" (2.26m x 1.93m)

White suite comprising low level W.C., wash hand basin with mixer tap and storage below, panelled bath with mixer tap and shower head attachment, part tiled walls, shaver point, heated towel rail, obscured window to the side aspect, extractor fan.

REAR GARDEN Good size patio area, mainly laid to lawn with a decking area at the rear of the garden, raised beds, side access gate, outside lighting and outside tap, shed.

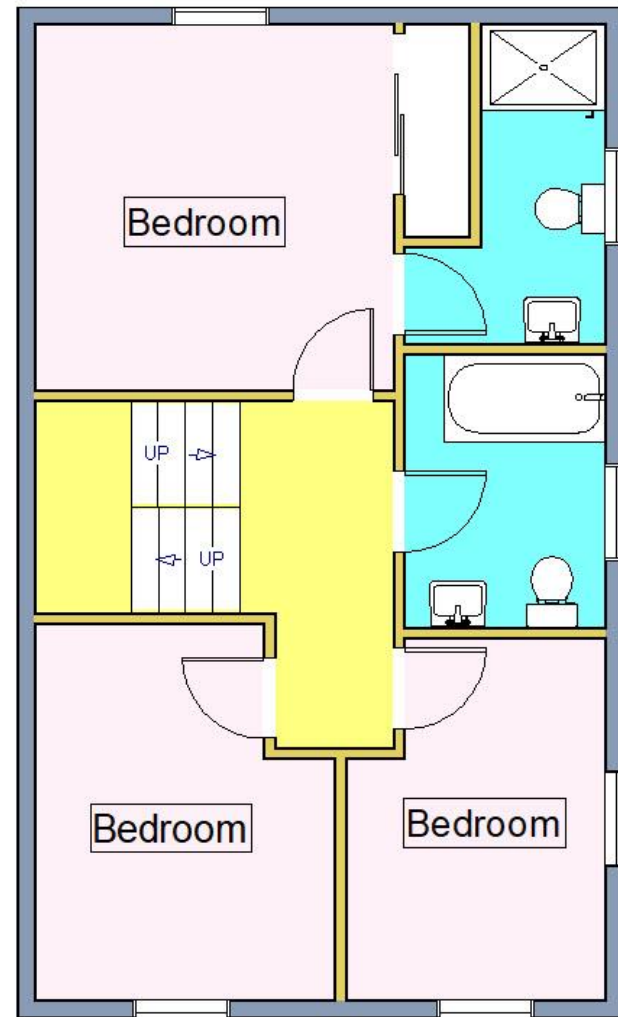
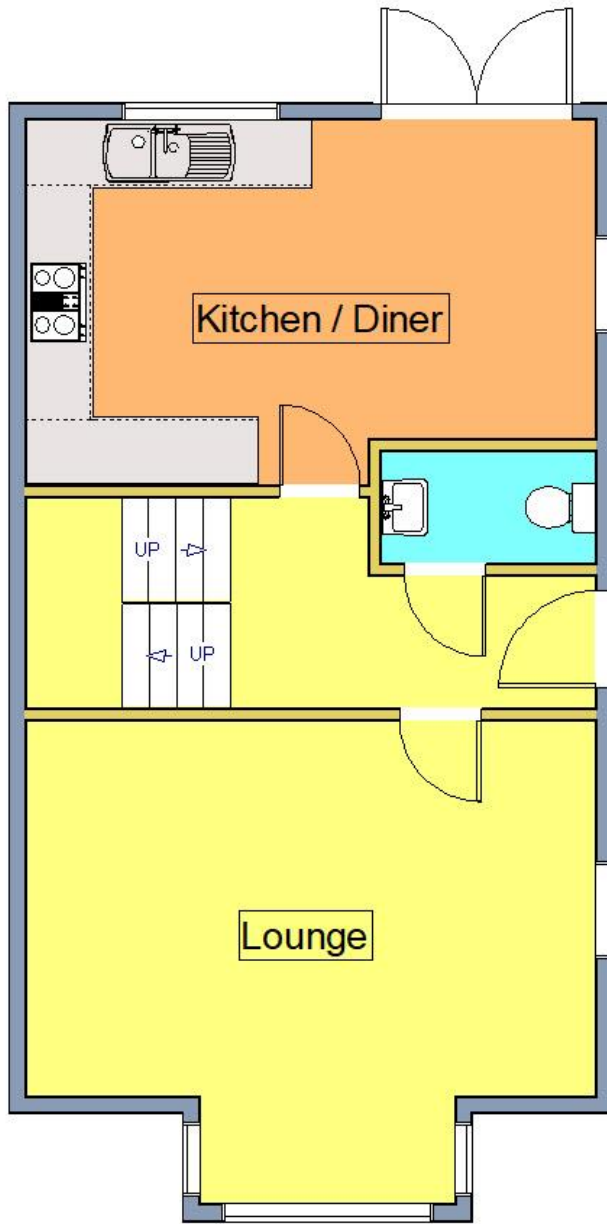












Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		85
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC