



**8 Nassau Drive, Trimley St. Martin, IP11 0WE**

**O.I.E.O. £485,000 FREEHOLD**

**A well presented spacious modern detached four bedroom family home constructed by Taylor Wimpey in 2022 and situated on the Poppyfield Green Development within the village of Trimley St Martin.**

In addition to the four good sized bedrooms further accommodation consists of entrance hallway, a sitting room, fitted kitchen, dining room, study, cloakroom, first floor bathroom and en-suite shower room from the master bedroom.

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

Externally the property benefits from a good sized enclosed rear garden with mainly westerly aspect and off street parking via a driveway leading to garage.

Trimley St Martin is a popular residential location offering a variety of pleasant rural walks towards the Orwell Estuary but also having good access to the A14 and being located only approximately four miles from the main town centre of Felixstowe.

Sold with the benefit of the remainder of a 10 year NHBC guarantee an internal inspection is advised to fully appreciate the accommodation on offer.

#### **COMPOSITE DOUBLE GLAZED ENTRANCE DOOR**

Leading to :-

#### **ENTRANCE HALLWAY 15' 8" x 6' 6" (4.78m x 1.98m)**

Harmony Parquet flooring, under stairs storage cupboard, under stairs recess, mains connected smoke detector, staircase leading to first floor landing. Doors leading :-

#### **UTILITY ROOM/CLOAKROOM 8' 7" x 6' 3" (2.62m x 1.91m)**

Fitted with a low level WC, wash hand basin with mixer taps set within work surface with cupboards beneath and also concealing integrated Zanussi machine, recessed LED spotlights, radiator, extractor fan, part tiled wall surfaces, Harmony Parquet flooring.

#### **SITTING ROOM 15' 8" x 12' 9" (4.78m x 3.89m)**

Radiator, Harmony Parquet flooring, UPVC double glazed French doors leading to rear garden and also door leading into Dining room.

#### **STUDY 10' x 8' 7" (3.05m x 2.62m)**

Radiator, Harmony Parquet flooring, UPVC double glazed window to front aspect.

#### **KITCHEN/DINING ROOM 30' max x 10' 120" (9.14m x 6.1m)**

The kitchen/dining room is portioned via double doors enabling fully separate rooms if so desired but currently consists of :-

#### **KITCHEN 15' 8" x 10' 10" (4.78m x 3.3m)**

Fitted comprising a single drainer one and a half bowl sink unit with mixer taps and cupboards under, a range of fitted drawers (two pan drawers, one single), fitted cupboards, units and work surfaces, integrated fridge/freezer, integrated dishwasher, LED skirting display lighting also concealed under unit lighting, five ring Zanussi gas hob and Zanussi double oven, fitted extractor hood and cooker splashback, recessed LED spotlights, radiator, Harmony Parquet flooring, concealed Ideal boiler serving domestic hot water supply and central heating, UPVC double glazed window to front aspect.

#### **DINING ROOM 13' 8" x 10' 7" (4.17m x 3.23m)**

Radiator, Harmony Parquet flooring, UPVC double glazed French doors opening onto rear garden, also door allowing access into sitting room.

#### **FIRST FLOOR LANDING 10' 6" x 6' (3.2m x 1.83m)**

Radiator, built in airing cupboard housing hot water cylinder, mains connected smoke detector, access to loft space, doors leading to :-

**BEDROOM 1 16' 1" into wardrobe recess reducing to 14' x 12' (4.9m x 3.66m)**

Mirror fronted double slide robe style wardrobes, radiator, UPVC double glazed window to front aspect, door leading to :-

**EN-SUITE SHOWER ROOM 6' 8" x 4' 10" (2.03m x 1.47m)**

Fitted with a double width shower cubicle, tiled inset and with shower, sliding glazed shower screen, low level WC, wash hand basin with mixer taps and drawers beneath, tiled flooring, part tiled wall surfaces, radiator, extractor fan, recessed LED spotlights, UPVC double glazed window to front aspect.

**BEDROOM 2 13' 1" x 10' 10" (3.99m x 3.3m)**

Radiator, UPVC double glazed window to front aspect.

**BEDROOM 3 15' 7" x 10'1" max reducing to x 7' 1" (4.75m x 2.16m)**

Radiator, UPVC double glazed window to rear aspect.

**BEDROOM 4 12' 6" x 8' 4" (3.81m x 2.54m)**

Radiator, UPVC double glazed window to rear aspect.

**BATHROOM 8' 10" x 7' (2.69m x 2.13m)**

Part tiled wall surfaces, fitted comprising panel bath with shower over and adjacent shower screen, low level WC, wash hand basin with drawers beneath, radiator, recessed LED spotlights, extractor fan, UPVC double glazed window to rear aspect.

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**OUTSIDE**

Nassau Drive, is a drive created in 2022 as part of the Poppyfield Green Development by Taylor Wimpey.

A pleasant cul-de-sac, the road is made up of similar properties with number 8 being slightly recessed and having driveway to side aspect, enabling off street parking, leading to garage.

To the rear aspect is a garden considered to be good size for a modern property of its age, being enclosed by fencing, having timber decking/terrace, being mainly lawned and with a pond feature.

**GARAGE**

With up and over door, light and power connected.

**COUNCIL TAX**

Band 'E'







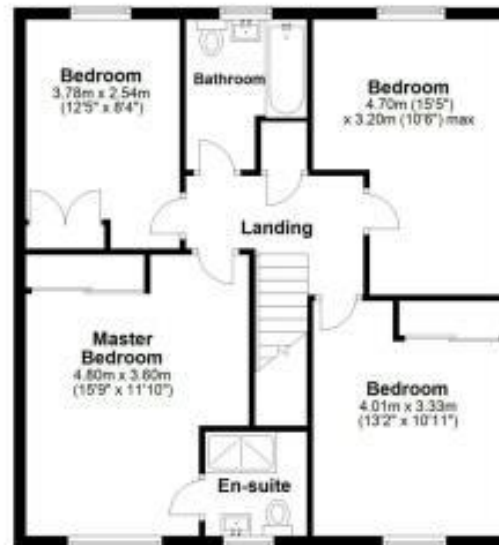
### Ground Floor

Approx. 71.9 sq. metres (773.9 sq. feet)



### First Floor

Approx. 70.8 sq. metres (762.2 sq. feet)



Total area: approx. 142.7 sq. metres (1536.2 sq. feet)

Although every attempt has been made to ensure the accuracy of this floorplan measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only.

Plan produced using PlanUp.