



34 Cavendish Road, Trimley St. Martin, IP11 0RR

£340,000 FREEHOLD

Situated in the popular residential village of Trimley St Martin is this beautifully presented and extended older style three-bedroom semi-detached family home.

In addition to the three bedrooms the property benefits from two reception rooms, a modern bathroom, modern kitchen/diner and a generous sized and private rear garden.

The accommodation in brief comprises entrance hall, two reception rooms, kitchen/diner, cloakroom, upstairs there are three bedrooms 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.

Cavendish Road is located in a popular village location within easy reach to open countryside, the nature reserve and Trimley foreshore. Links to the A14 are also nearby enabling easy access to Felixstowe and Ipswich. Local primary schools in Trimley St. Mary and Trimley St. Martin are located under one mile away with Ofsted rating of Good.

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

ENTRANCE DOOR

Opening into :-

ENTRANCE HALL 13' 3" x 7' 9" (4.04m x 2.36m)

Laminate flooring, radiator, stairs leading up to the first floor, built in storage cupboards, doors to :-

RECEPTION ROOM 1 12' 5" x 9' 2" (3.78m x 2.79m)

Original wood flooring, radiator, window to rear aspect, electric feature fireplace with surround, TV point.

RECEPTION ROOM 2 14' 3" x 11' 2" (4.34m x 3.4m)

Laminate flooring, radiator, windows and French doors opening out onto the rear garden, TV point, built in storage cupboard.

KITCHEN/DINER 26' 5" x 14' 5" maximum reducing to 7' 9" (8.05m x 2.36m)

'L' shaped kitchen/diner comprising of wood fitted worktops with a tiled splashback, white high gloss storage units above and matching storage units and drawers below, composite sink unit with mixer tap and single drainer, integrated appliances such as a dishwasher and a fridge/freezer, space and plumbing available for a washing machine, Belling range cooker with cooker hood above, cupboard housing Vaillant combi-boiler, breakfast bar, tiled flooring, radiator, Velux window, three windows to the front aspect, French doors to the rear garden and a further door to the front of the property, spotlights and door to :-

UTILITY/CLOAKROOM 5' 8" x 3' 9" (1.73m x 1.14m)

Low level WC, fitted worktops with a stainless steel sink with mixer tap, tiled splashback, high white gloss storage units above and space and plumbing available for a tumble dryer below, spotlights and extractor.

FIRST FLOOR LANDING

Window to front aspect, access to loft space, storage cupboard and doors to :-

BEDROOM 1 12' 7" x 11' 5" (3.84m x 3.48m)

Radiator, two windows to the rear aspect.

BEDROOM 2 11' 3" x 10' 11" (3.43m x 3.33m)

Radiator and window to the rear aspect.

BEDROOM 3 9' 5" x 7' 9" (2.87m x 2.36m)

Radiator, window to the front aspect and an above stairs built in wardrobe.

FAMILY BATHROOM 7' 9" x 7' 2" (2.36m x 2.18m)

Modern suite comprising WC with hidden cistern, vanity hand wash basin with mixer tap and storage cupboards underneath, panelled bath with twin shower head over, fitted shower screen, part-tiled walls, heated towel rail, extractor, obscured window to the side aspect.


OUTSIDE

To the front of the property is an open front garden which is mainly laid to lawn with a garden path leading to the entrance door, there is a shingled driveway which has off road parking for two cars, outside tap.

The generous sized rear garden is approximately 100 ft in depth x approximately 40' in width and is west facing, enclosed by fencing, mainly laid to lawn with established shrub plant border, patio area, two storage sheds.

COUNCIL TAX

Band 'B'

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

