



14 Sandy Close, Trimley St. Martin, IP11 0UJ

£263,950 FREEHOLD

Offered for sale with no onward chain, a modern detached bungalow situated in a popular residential location within the village of Trimley St Martin.

Accommodation briefly comprises entrance porch, entrance hall, L-shaped lounge/dining room, kitchen, two bedrooms and a shower room.

Further benefits include an attached single garage with parking for 1 vehicle, gas fired central heating to radiators, replacement UPVC sealed unit double glazed windows and an attractive enclosed rear garden.

Sandy Close is an established residential cul-de-sac located on the St Martins Green development within the village of Trimley St Martin and is within close proximity to public transport links to Felixstowe (approximately 3 miles) and Ipswich (approximately 8 miles).

UPVC SEALED UNIT DOUBLE GLAZED DOOR

Opening to :-

ENTRANCE PORCH

Part glazed panel door opening to :-

ENTRANCE HALLWAY

Built in double door airing cupboard with lagged hot water cylinder and pine slatted shelves, radiator, access to loft space.

LOUNGE/DINING ROOM 20' 6" maximum reducing to 12' x 11'2" reducing to x 7' 6" (6.25m x 2.29m)

Two radiators, TV point, UPVC sealed unit double glazed window to the front aspect, UPVC sealed unit double glazed French doors opening to the rear garden, throughway to :-

KITCHEN 8' 6" x 6' 6" (2.59m x 1.98m)

Range of fitted units comprising base cupboards and drawers with work surfaces over, inset stainless steel single drainer sink unit, tiled splashbacks, matching eye level cupboards built in electric oven and four ring hob, extractor hood over, wall mounted Concord gas fired boiler, space and plumbing for automatic washing machine, UPVC sealed unit double glazed window to the rear aspect.

BEDROOM 1 12' 2" reducing to 10' to face of wardrobes x 8' 6" (3.71m x 2.59m)

Radiator, fitted wardrobe cupboard, UPVC sealed unit double glazed window to the front aspect.

BEDROOM 2 11' 10" x 8' 6" (3.61m x 2.59m)

Radiator, UPVC sealed unit double glazed window to the rear aspect.

SHOWER ROOM

Refitted with a modern suite comprising walk in shower cubicle with electric shower unit, waterproof paneled surround, pedestal wash hand basin with mixer tap with matching splashback, low level WC, radiator, UPVC sealed unit double glazed window to the rear aspect.

OUTSIDE

To the front of the property there is a small open plan, partly lawned and partly concreted garden with an attached single brick-built garage with up and over door and parking for 1 vehicle. To the rear of the property there is an attractive enclosed garden comprising paved patio areas, flower and shrub borders, lawn, timber storage shed and timber fencing to the boundaries.

COUNCIL TAX

Band 'C'





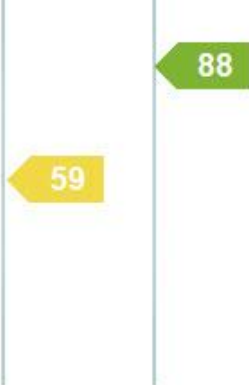
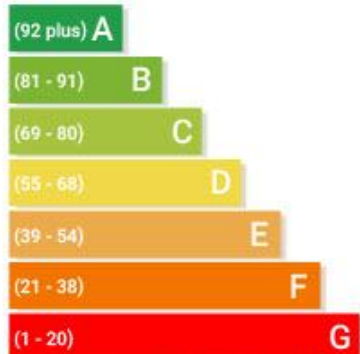


Address: 14 Sandy Close, Trimley St. Martin, FELIXSTOWE, IP11 0UJ
 RRN: 0440-3036-1204-5414-6200

Energy Rating

Most energy efficient - lower running costs

CURRENT POTENTIAL



Not energy efficient - higher running costs

England & Wales

EU Directive 2002/91/EC

