



43a Spriteshall Lane, Trimley St. Mary, IP11 9QY

£295,000 FREEHOLD

A well presented and modern four bedroom semi-detached townhouse built in 2013 situated in the popular village of Trimley St. Mary.

In addition to the four bedrooms the property benefits from a south facing rear garden, allocated off road parking and an en-suite to bedroom one.

The accommodation is set over three floors and briefly comprises entrance hall, cloakroom, kitchen, lounge/diner. On the first floor there are 3 bedrooms and a family bathroom. The second floor occupies the main bedroom with an en-suite shower room. Heating is supplied in the form of gas fired central heating to radiators and windows are of double glazed construction.

Spriteshall Lane is a no through road in the village of Trimley St Mary, convenient for the local schooling such as Trimley St. Mary Primary School and Felixstowe High School. Trimley train station is also nearby. A viewing is highly recommended to appreciate the modern and spacious accommodation on offer.

Entrance door opening into:

ENTRANCE HALL 11' 4" x 4' 6" (3.45m x 1.37m)

Laminate flooring, radiator, stairs leading up to the first floor, with an under stairs storage cupboard and doors to :-

CLOAKROOM 5' 3" x 3' 5" (1.6m x 1.04m)

Modern suite comprising low level WC, hand wash basin with mixer tap, tiled walls and flooring, radiator, extractor and obscured window to the front aspect.

KITCHEN 11' 4" x 9' 7" (3.45m x 2.92m)

Laminate fitted worktop with a tiled splashback, shaker style units above and matching units and drawers below, ceramic one and a half bowl sink with mixer tap and single drainer, space and plumbing available for a washing machine, further space for a freestanding fridge/freezer, integrated electric oven with a four ring gas hob and cooker hood above, cupboard housing boiler, L shaped breakfast bar, radiator, laminate flooring and window to the front aspect.

LOUNGE/DINER 17' 8" x 11' 8" (5.38m x 3.56m)

Radiator, TV point, windows and French doors to rear aspect.

FIRST FLOOR LANDING Radiator, stairs leading up to second floor, airing cupboard housing the pressurised hot water cylinder and doors to:

BEDROOM 2 11' 10" x 10' 3" (3.61m x 3.12m)

Radiator and window to rear aspect.

BEDROOM 3 11' 5" x 10' 3" (3.48m x 3.12m)

Radiator and window to the front aspect.

BEDROOM 4 6' 11" x 5' 5" (2.11m x 1.65m)

Radiator, window to the front aspect.

FAMILY BATHROOM 6' 10" x 6' 5" (2.08m x 1.96m)

Modern suite comprising WC with hidden cistern, vanity hand wash basin with mixer tap and storage cupboards underneath, panelled bath with mixer tap and shower over, fully tiled walls, radiator, extractor and obscured window to the rear aspect.

SECOND FLOOR LANDING

Radiator, Velux window and a door opening into :-

BEDROOM 1 18' 5" x 14' maximum (5.61m x 4.27m)

Vaulted ceiling, double aspect windows to front and rear, built in double wardrobe, access to eaves storage, two radiators, TV point and door opening into :-

EN-SUITE SHOWER ROOM 9' x 4' 3" (2.74m x 1.3m)

Suite comprising WC with hidden cistern, vanity hand wash basin with mixer tap and storage cupboards underneath, double width walk in shower cubicle, fully tiled walls, radiator, extractor, obscured window to the front aspect.

OUTSIDE

To the front of the property is an open shingled front garden with a path leading to the entrance door, outside tap, one allocated off road parking space.

The rear garden is enclosed by fencing and is south facing. There is a good size patio area opening out onto a lawn area with a bark surround, storage shed and a side access gate.

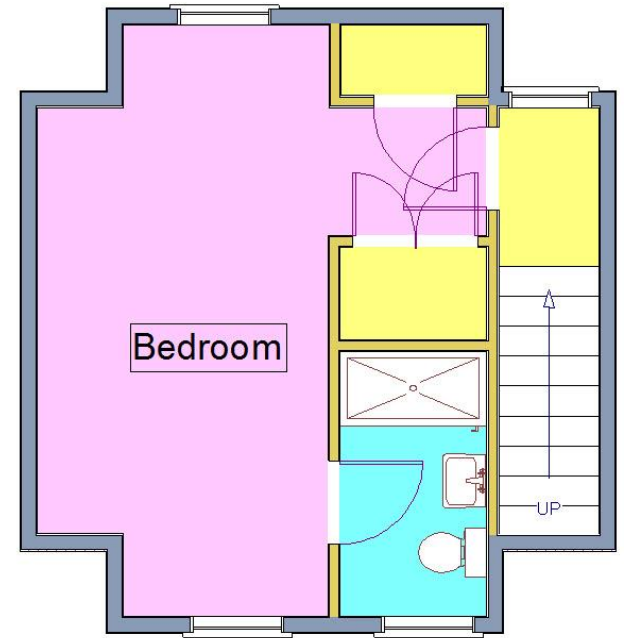
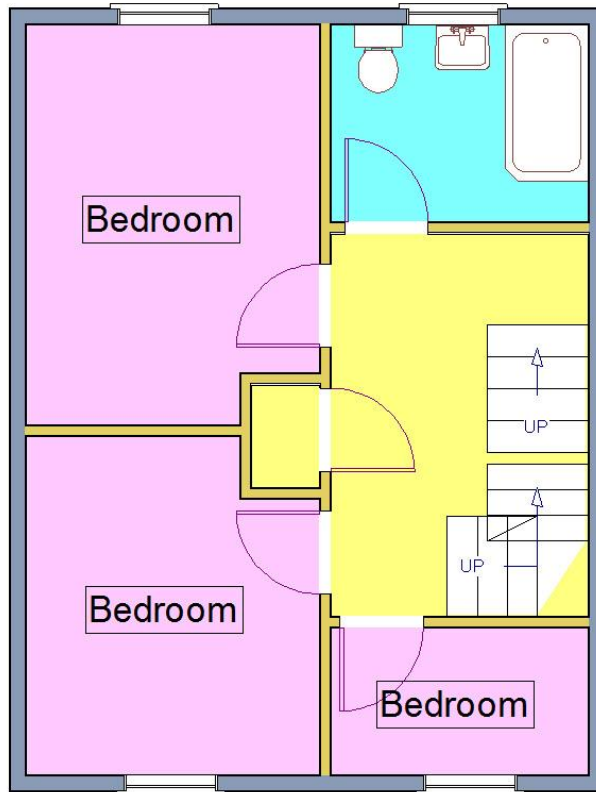
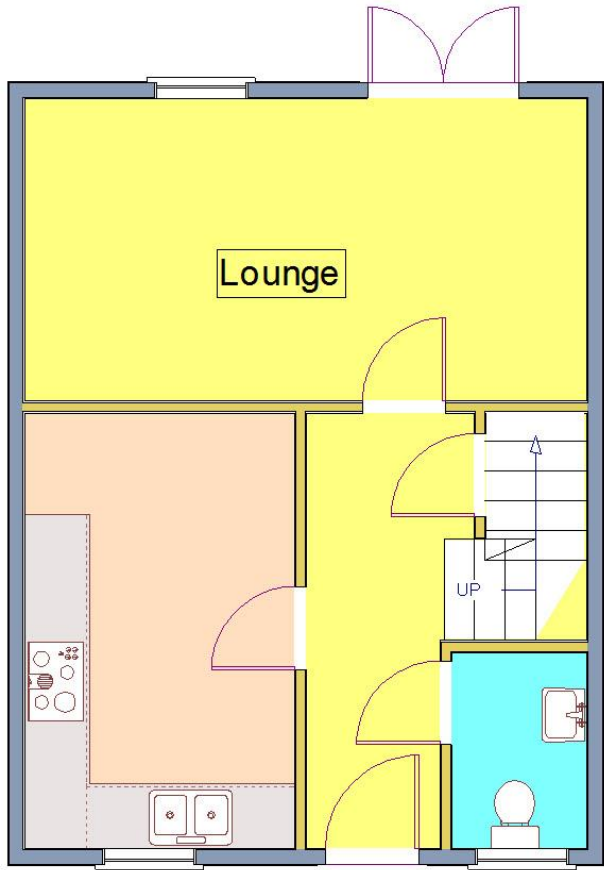
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