



29 Hunters End, Trimley St. Mary, Felixstowe, IP11 0XH

£350,000 FREEHOLD

Offered for sale with no onward chain, a modern well-presented detached house, built by the Bloor group of developers around 1980 of traditional brick cavity wall construction beneath a pitched tiled roof.

The accommodation briefly comprises entrance hall, lounge, dining room, kitchen, cloakroom, four bedrooms, first floor shower room and single garage. Further benefits include double glazed windows throughout, gas fired central heating with a modern combination boiler and an attractive west facing rear garden.

The property is situated at the end of a residential cul-de-sac within a short walk to the popular Trimley St Mary Primary School, high road with regular bus services to the County town of Ipswich and the Coastal town of Felixstowe, with a variety of local and national high street stores available.

COMPOSITE DOUBLE GLAZED ENTRANCE DOOR WITH LEADED LIGHT PANELS

Opening to :-

ENTRANCE HALLWAY

Staircase leading to first floor, radiator.

LOUNGE 22' reducing to 16'3" x 11' 10" (6.71m x 3.61m)

Two radiators, UPVC sealed unit double glazed window to the front aspect, central heating thermostat, UPVC sealed unit double glazed patio doors opening to :-

LEAN TO CONSERVATORY 9' 10" x 6' 10" (3m x 2.08m)

Glazed construction and sliding patio style doors opening to the rear garden.

DINING ROOM 10' 10" x 9' (3.3m x 2.74m)

Radiator, UPVC sealed unit double glazed window to the front aspect. Door to :-

KITCHEN 10' 6" x 9' (3.2m x 2.74m)

Fitted with a comprehensive range of modern units comprising base cupboards and drawers with work surfaces over, inset stainless steel single drainer one and a half bowl sink unit with mixer tap, tailed splashbacks, matching eye level cupboards, built in Bosch double oven, Bosch gas four ring hob with extractor hood over, space and plumbing for automatic washing machine, radiator, tiled roof, UPVC sealed unit double glazed window and door to the rear aspect. Door to :-

INNER LOBBY

Under stairs storage cupboard.

CLOAKROOM

Modern white suite comprising low level WC, wash hand basin with mixer tap, tiled splashback, radiator, tiled floor, UPVC sealed unit double glazed window to the rear aspect.

FIRST FLOOR LANDING

Built in cupboard housing wall mounted Viessman gas fired boiler, pine slatted shelves.

BEDROOM 1 12' x 10' 7" plus door recess (3.66m x 3.23m)

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

BEDROOM 2 10' 8" x 9' 2" plus door recess (3.25m x 2.79m)

Built in cupboard, radiator, UPVC sealed unit double glazed window to the front aspect.

BEDROOM 3 11' 3" x 9' 3" (3.43m x 2.82m)

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

BEDROOM 4 10' 10" x 6' 2" (3.3m x 1.88m)

Built in double door cupboard, radiator, UPVC sealed unit double glazed window to the rear aspect.

SHOWER ROOM

Refitted modern white suite comprising double size walk in shower with waterproof marble style wall panels, mixer shower, glazed screen, wash hand basin with mixer tap, vanity cupboards below and further adjacent storage cupboards, low level WC, chrome heated towel rail/radiator, tiled floor, fully tiled walls, UPVC sealed unit double glazed window to the rear aspect.

OUTSIDE

The property is recessed from the road at the end of a cul-de-sac with the front garden being of open plan style, comprising lawn with rose borders, adjacent driveway enabling access to a single garage with up and over door, personal door to the rear garden.

To the rear of the property there is a good size unoverlooked garden with a westerly aspect, comprising paved patio area, lawn, mature shrubs and plants with timber fencing to the boundaries, cold water tap.

COUNCIL TAX

Band 'D'

Address: 29 Hunters End, Trimley St. Mary, FELIXSTOWE, IP11 0XH
RRN: 3034-1925-3300-0254-7296







