



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

£400,000 FREEHOLD

An extremely well-presented older style semi detached house of traditional brick cavity wall construction with a rendered finish beneath a pitch tiled roof. Viewing recommended.

The tastefully decorated and well planned accommodation briefly comprises entrance hall, lounge, dining room, snug, kitchen/breakfast room, utility room, cloakroom, three good size bedrooms and family bathroom. Further benefits include full gas fired central heating by radiators, UPVC sealed unit double glazed windows, off street parking for numerous vehicles an attached garage and an attractive landscaped south westerly facing rear garden measuring approximately 54' x 54'.

The property is situated in the heart of the village of Trimley St Martin, convenient for nearby schools, open countryside with rural walks and with easy road access and bus services via the A14 to the county town of Ipswich and the coastal town of Felixstowe, with a variety of local and national high street stores and restaurants available.

UPVC SEALED UNIT DOUBLE GLAZED ENTRANCE DOOR

Opening to :-

ENTRANCE HALLWAY

Staircase leading to the first floor with storage recess below, laminate wood plank effect flooring, radiator, UPVC sealed unit double glazed window to the front aspect.

LOUNGE 14' 4" x 12' (4.37m x 3.66m)

Arched recess, radiator, TV point, central heating thermostat, UPVC sealed unit double glazed window to the rear aspect.

SNUG 12' 2" x 9' 2" (3.71m x 2.79m)

Radiator, laminate wood plank effect flooring, UPVC sealed unit double glazed window to the rear aspect.

DINING ROOM 11' 4" x 8' 6" (3.45m x 2.59m)

Radiator, two UPVC sealed unit double glazed windows to the front aspect, UPVC sealed unit double glazed window to the side aspect, archway leading to :-

KITCHEN 13' 4" x 11' (4.06m x 3.35m)

Fitted with a comprehensive range of wood grain effect finished units comprising base cupboards and drawers with work surfaces over, inset stainless steel single drainer sink unit with mixer tap, briquette tiled splashbacks, matching eye level cupboards with under cupboard lighting, glazed fronted display cupboard with internal lighting and shelves, pull out larder unit, space for cooker, stainless steel extractor hood over, space and plumbing for automatic dishwasher, tiled floor, radiator, UPVC sealed unit double glazed window to the front aspect, UPVC sealed unit double glazed door leading to the rear garden and door to :-

UTILITY ROOM 7' 2" x 6' 2" (2.18m x 1.88m)

Plumbing for automatic washing machine, UPVC sealed unit double glazed window to the rear aspect.

CLOAKROOM

Suite comprising low level WC, wash hand basin, extractor fan.

FIRST FLOOR GALLERIED LANDING 8' 8" x 8' 3" (2.64m x 2.51m)

UPVC sealed unit double glazed window to the front aspect, built in cupboard housing wall mounted Vaillant gas fired combination boiler and electronic central heating thermostat.

BEDROOM 1 12' 10" x 11' 2" plus door recess 3.91m x 3.4m)

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

BEDROOM 2 11' 10" x 11' 2" (3.61m x 3.4m)

Radiator, built in wardrobe with hanging rail and fitted shelving, UPVC sealed unit double glazed window to the rear aspect.

BEDROOM 3 9' 4" x 7' 10" (2.84m x 2.39m)

Radiator, built in over stairs storage cupboard with fitted shelves, UPVC sealed unit double glazed window to the front aspect.

BATHROOM

Re-fitted with a contemporary style modern white suite comprising panel bath with mixer tap and dual head shower over, wash hand basin with mixer tap and high gloss finished vanity cupboards below, WC with concealed cistern, part tiled walls, radiator, UPVC sealed unit double glazed window to the front aspect.

OUTSIDE

To the front of the property there is a garden laid to lawn with a dwarf brick wall to the front boundary, adjacent herringbone style block paved triple width driveway with access via an up and over door leading to a good size garage (15'7" x 16'2") with access leading to the rear garden.

To the rear of the property there is an attractive landscaped garden with a south westerly aspect measuring approximately 54' in depth x 54' in width, comprising lawn, well stocked shrub and flower borders with log roll edging, block paved patio, external lighting, cold water tap and timber fencing to the boundaries.

COUNCIL TAX Band 'B'

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		







