



**38 Meadow Close, Trimley St. Martin, IP11 0UL**

**£220,000 FREEHOLD**

**A well-presented modernised end of terrace house seemingly ideal for either investment purposes or as a first time purchase.**

The accommodation briefly comprises entrance hall, lounge, re-fitted kitchen, UPVC sealed unit double glazed conservatory, two bedrooms and a bathroom. Further benefits include full gas fired central heating via radiators with a modern combination boiler, UPVC sealed unit double glazed windows and a single garage with adjacent off street parking space for one vehicle in the form of a driveway.

The property is situated in a quiet location with no passing traffic overlooking greens ward in the village of Trimley St Martin, within easy reach of nearby popular schools and a short distance from open countryside with rural walks available. Additionally, there are regular bus services and easy road access to the County town of Ipswich and with the Coastal town of Felixstowe being less than approximately three miles distant.

#### **UPVC SEALED UNIT DOUBLE GLAZED ENTRANCE DOOR**

With leaded light panel opening to :-

#### **ENTRANCE HALL**

Tiled floor, under stairs storage cupboard.

#### **LOUNGE 14' 7" x 12' 10" (4.44m x 3.91m)**

Laminate wood plank effect flooring, radiator, TV point, UPVC sealed unit double glazed window to front aspect, staircase leading to the first floor.

#### **KITCHEN 12' 7" x 8' 8" (3.84m x 2.64m)**

Re-fitted with a comprehensive range of light grey coloured units comprising base cupboards and drawers, saucepan drawers, work surfaces over, inset composite single drainer one and a half bowl sink unit, matching eye level cupboards, space for cooker, stainless steel and glass extractor hood, space for fridge/freezer, space and plumbing for automatic washing machine, space and plumbing for slimline dishwasher, tiled floor, UPVC sealed unit double glazed window to the rear aspect, UPVC sealed unit double glazed door opening to :-

#### **CONSERVATORY 10' 2" x 7' 10" (3.1m x 2.39m)**

Brick base with pitched glazed roof, UPVC sealed unit double glazed windows, radiator, tiled floor, UPVC sealed unit double glazed French doors opening to the rear garden.

#### **FIRST FLOOR LANDING**

UPVC sealed unit double glazed window to the side aspect, access to the loft space.

#### **BEDROOM 1 11'to face of wardrobes x 8' 8" (3.35m x 2.64m)**

Range of fitted wardrobes, radiator, UPVC sealed unit double glazed window to the rear aspect.

#### **BEDROOM 2 12' 8" x 8' 6" (3.86m x 2.59m)**

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

#### **BATHROOM**

Modern white suite comprising P-shaped panel bath with twin head shower over, glazed shower screen, low level WC, pedestal wash hand basin with mixer tap, part tiled walls, radiator, electric shaver point, tiled flooring, extractor fan, chrome heated towel rail/radiator, cupboard housing wall mounted Vaillant combination gas fired boiler and radiator.

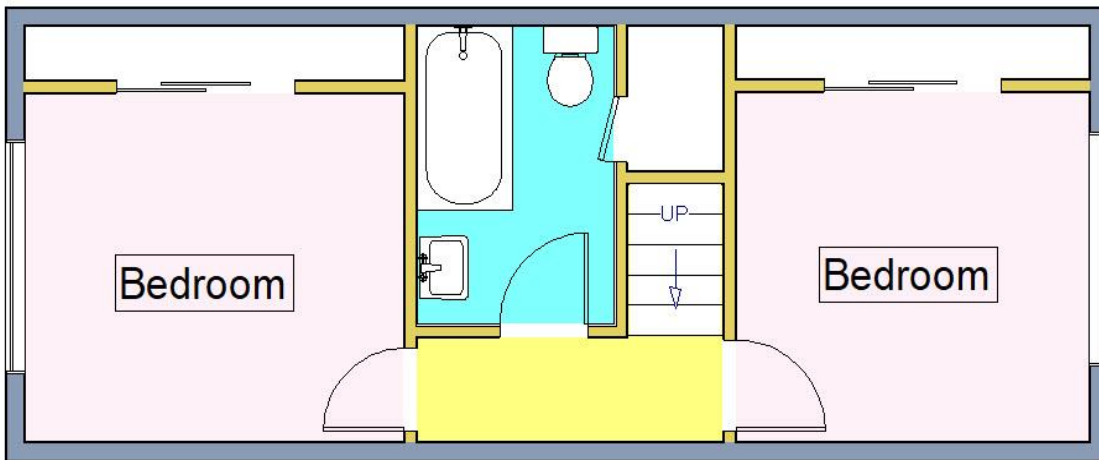
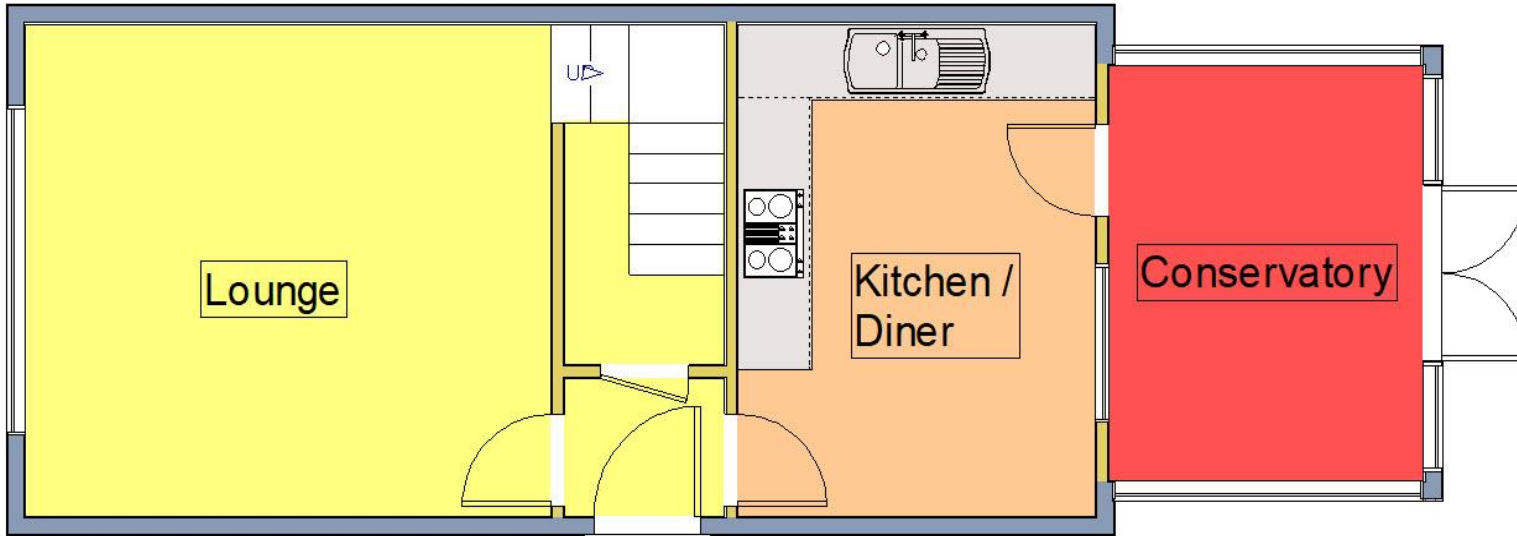
#### **OUTSIDE**

The property is set back from the road and approached via a walkway overlooking greens ward with the front garden being laid to lawn with established hedging. To the rear of the property there is a pleasant, enclosed garden comprising lawn, decking area, flower and shrub borders, timber fencing with trellis and brick walling to the boundaries. To the rear of the garden is an adjacent single garage with parking space and up and over door.

**COUNCIL TAX** Band 'B'







Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		