



17 Red House Close, Trimley St. Martin, IP11 0QJ

£230,000 FREEHOLD

Offered for sale with no onward chain and with scope to extend to the side to provide additional accommodation is this three bedroom semi detached house in need of some general updating and modernisation, located in a residential cul-de-sac in the village of Trimley St Martin.

The accommodation briefly comprises entrance hall, lounge, kitchen/dining room, ground floor cloakroom, three bedrooms and first floor shower room. Further benefits include full gas fired central heating with a Viessman combination gas fired boiler, double glazed windows and adjacent driveway enabling off street parking. The property is situated in a residential cul-de-sac in the village of Trimley St Martin convenient for popular nearby schools, open countryside with rural walks and within easy reach of bus services and road links to both the county town of Ipswich and to the coastal town of Felixstowe.

PART GLAZED WOODEN ENTRANCE DOOR

Opening to :-

ENTRANCE HALLWAY

Radiator, staircase leading to the first floor, door to :-

LOUNGE 16' x 12' 8" (4.88m x 3.86m)

Radiator, TV point, double glazed bay window to the front aspect.

Glazed folding doors opening to :-

KITCHEN/DINING ROOM 15' 10" max reducing to 12' x 10' 7" (4.83m x 3.23m)

General updating required, fitted with a range of base cupboards and drawers with work surfaces over, inset stainless steel single drainer one and a half bowl sink unit with mixer tap, matching eye level cupboards, built in electric oven, gas four ring hob with concealed extractor hood over, space and plumbing for automatic washing machine, radiator, double glazed window to the rear aspect, glazed door opening to :-

REAR LOBBY

Part glazed door leading to outside.

CLOAKROOM Suite comprising low level WC, wash hand basin with tiled splashback.

FIRST FLOOR LANDING

Access to loft space, double glazed window to the side aspect, built in boiler cupboard housing wall mounted Viessman gas fired boiler and radiator.

BEDROOM 1 13' 6" x 10' (4.11m x 3.05m)

Radiator, double glazed window to the rear aspect.

BEDROOM 2 13' 2" x 8' plus door recess (4.01m x 2.44m)

Radiator, double glazed window to the front aspect.

BEDROOM 3 (L-SHAPED) 10' max reducing to 6' x 7'8" max reducing to x 4' 6" (3.05m x 1.37m)

Radiator, built in over stairs storage, double glazed window to the front aspect.

SHOWER ROOM

White suite comprising glazed corner shower cubicle with waterproof wall panels, pedestal wash hand basin, low level WC, part tiled walls, radiator, double glazed windows to the side aspect.

OUTSIDE

The property is situated at the end of a residential cul-de-sac and has a garden to the front comprising lawn with shrub borders, adjacent driveway enabling off street parking, picket fence and gate leading to the rear and side garden. To the side of the property there is an area of garden measuring 21' in width which is currently laid to lawn however would potentially enable any interested applicant to extend the current living accommodation with either a one or two storey side extension, subject to necessary planning permission and building regulations. The garden extends to the rear, again being laid to lawn with mature trees and shrubs to the boundaries.

COUNCIL TAX

Band 'B'







