



1 Mariners Way, Trimley St. Mary, Felixstowe, IP11 0AA

£440,000 FREEHOLD

A beautifully presented four bedroom detached family home constructed by Bloor Homes in 2018 and ideally located in the popular residential area of Trimley St Mary.

Further benefits for this ideal family home consists of off road parking and garage, en-suite shower room, modern kitchen with separate utility room, beautiful landscaped rear garden and downstairs W.C.

The accommodation in brief comprises entrance hall, ground floor cloakroom, study, lounge, open-plan kitchen / diner, separate utility room. On the first floor there are four bedrooms, with en-suite to bedroom one and a family bathroom.

The property is ideally located a short distance away from Trimley St Mary Primary School which boasts an Ofsted rating of good. Trimley is also known for its nature walks and ideal location with bus stops and easy access to Felixstowe town centre and Ipswich.

A viewing is highly recommend to appreciate this light and spacious family home.

Pitched roof porch with entrance door leading to:-

ENTRANCE HALL 16' 6" x 4' 7" (5.03m x 1.4m)

Radiator, built-in storage cupboards, stairs leading to the first floor, laminate flooring.

CLOAKROOM

Suite comprising low level W.C., wash hand basin with mixer tap, laminate flooring, radiator, part tiled walls and extractor.

LOUNGE 16' 3" x 11' 1" (4.95m x 3.38m)

Laminate flooring, radiator, T.V. point and window to the front aspect.

STUDY 10' 7" x 6' 6" (3.23m x 1.98m)

Laminate flooring, radiator, window to the front aspect.

OPEN PLAN KITCHEN / DINER / FAMILY ROOM 26' 2" x 10' 4" (7.98m x 3.15m)

Granite fitted worktops and high white gloss storage units above and matching storage units and drawers below. Integrated appliances such as fridge freezer, dishwasher, built-in eye level double oven, four ring induction hob with extractor hob. Inset stainless steel sink unit with mixer tap, two window to the rear aspect, laminate flooring, T.V. point in the family area, Velux window and French doors opening out onto the rear garden.

UTILITY ROOM 10' 9" x 5' 8" (3.28m x 1.73m)

Granite fitted worktops with high white gloss storage units above and matching storage below. Stainless steel sink unit with mixer tap and single drainer, space and plumbing available for washing machine and further space available for a tumble dryer, extractor fan. Boiler, laminate flooring, window to the side aspect and door leading to the side of the property.

FIRST FLOOR LANDING

Radiator, built-in storage cupboard, access to loft space.

BEDROOM ONE 10' 4" x 10' 2" (3.15m x 3.1m)

Radiator, window to the front aspect, built-in wardrobes with mirror fronted sliding doors, door leading to:-

EN-SUITE

Tiled flooring, suite comprising low level W.C., wash hand basin with mixer tap and storage below, walk-in shower cubicle, part tiled walls, obscured windows to the side aspect, extractor fan, heated towel rail.

BEDROOM 2. 12' 2" x 8' 4" (3.71m x 2.54m)

Radiator, window to the front aspect, built-in wardrobes with mirror fronted sliding doors.

BEDROOM 3. 10' 8" x 8' 7" (3.25m x 2.62m)

Radiator, window to the rear aspect.

BEDROOM 4. 8' 7" x 6' 9" (2.62m x 2.06m)

Radiator, window to the rear aspect.

FAMILY BATHROOM

Suite comprising low level W.C., wash hand basin with mixer tap and storage below, panelled bath with tiled surround, mixer tap and shower attachment, walk-in shower cubicle, shaver point, part tiled walls, tiled flooring, obscured window to the side aspect.

REAR GARDEN

Landscaped by the Vendor and is low maintenance with a patio area surrounding a small area of artificial grass. At the rear of the garden there is a decking area with covered pergola above, fencing to the boundaries, outside tap, side access gate leading to the front of the property.

GARAGE 19' 7" x 10' 3" (5.97m x 3.12m)

Light and power connected, up and over door.

SERVICE CHARGE

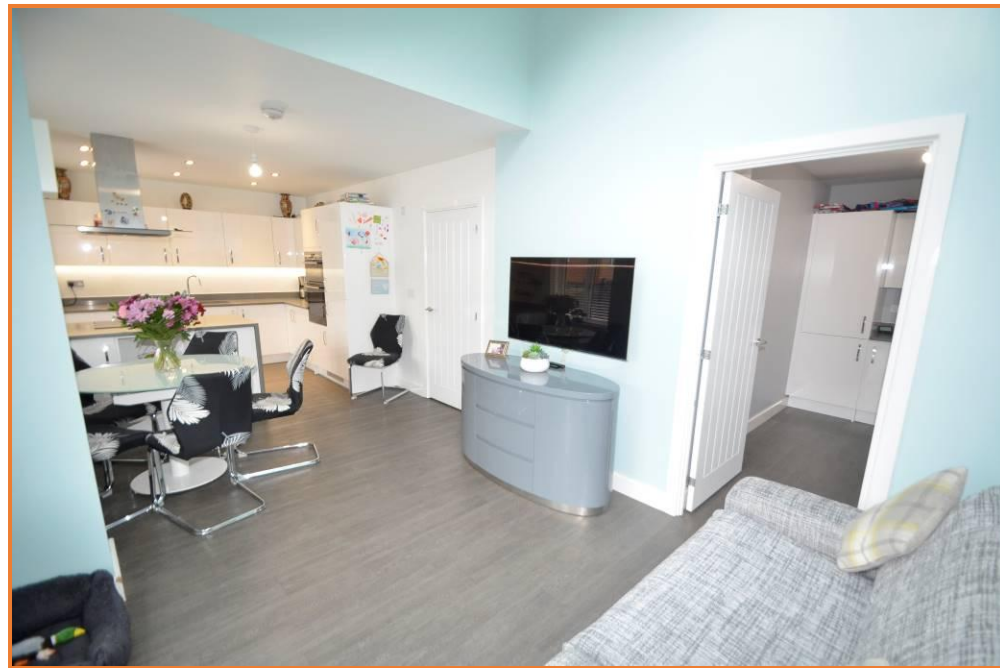
We understand from the Vendor that there is an annual service charge for the maintenance of the development which is £141.00 per annum.

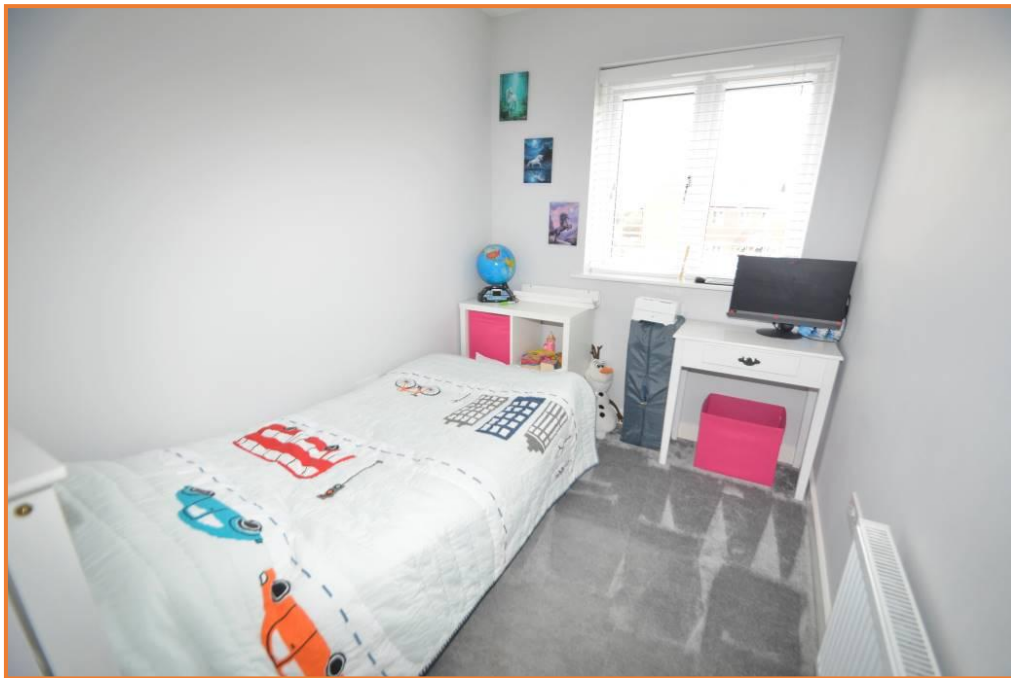
COUNCIL TAX

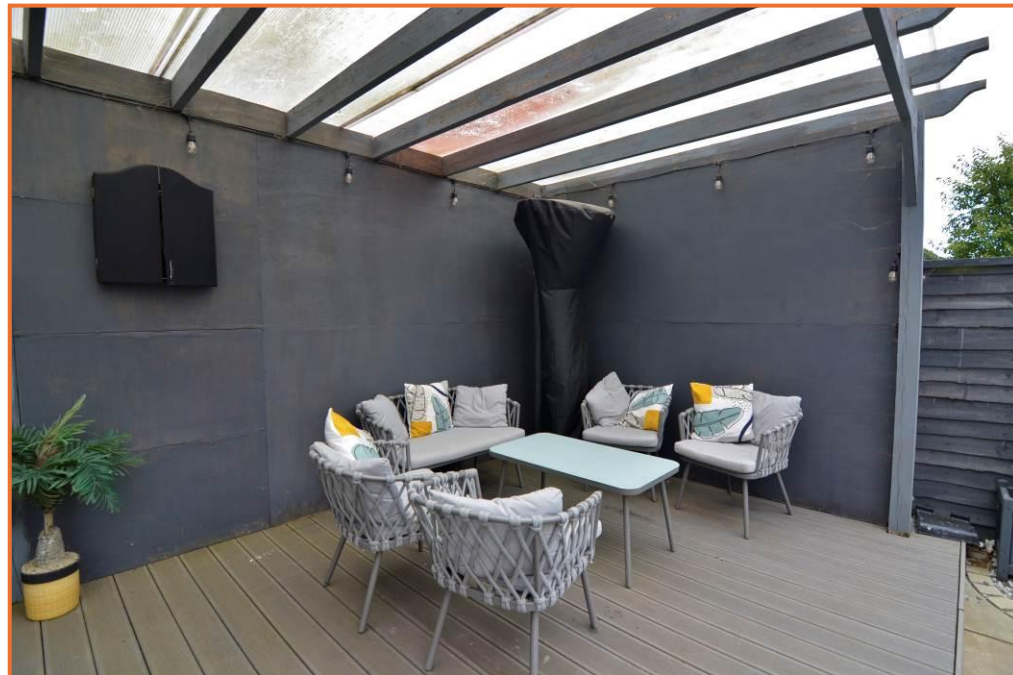
Band 'D'

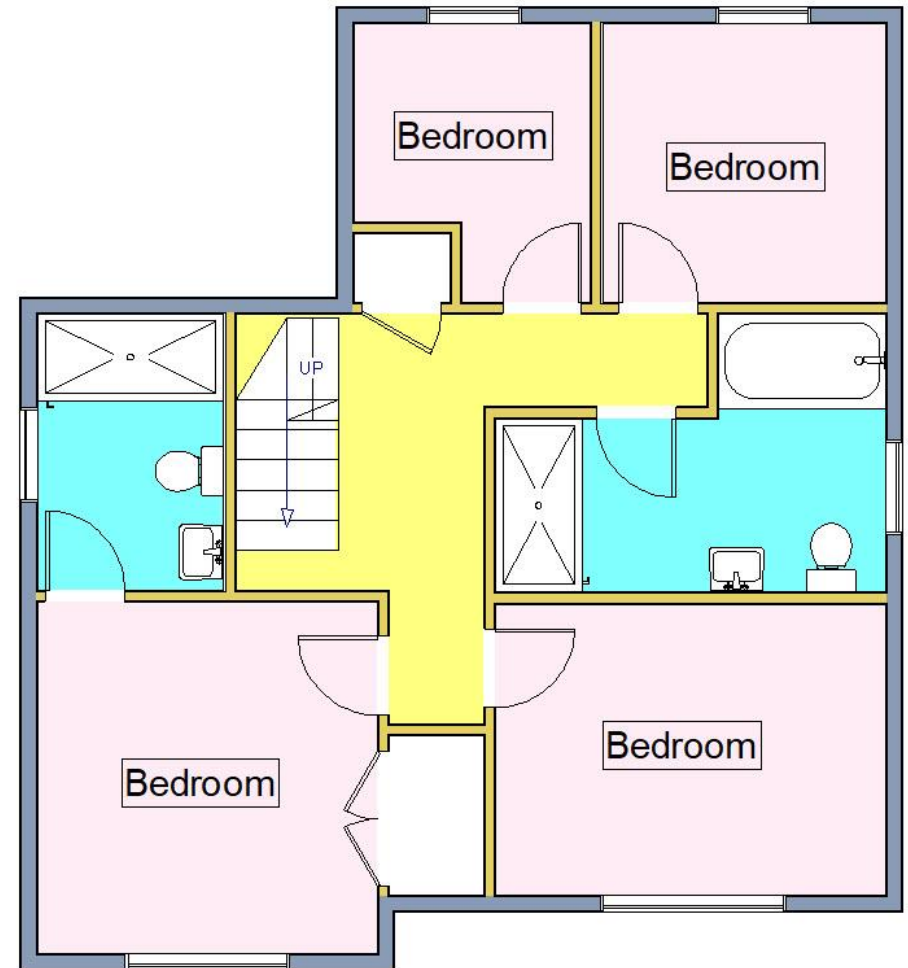
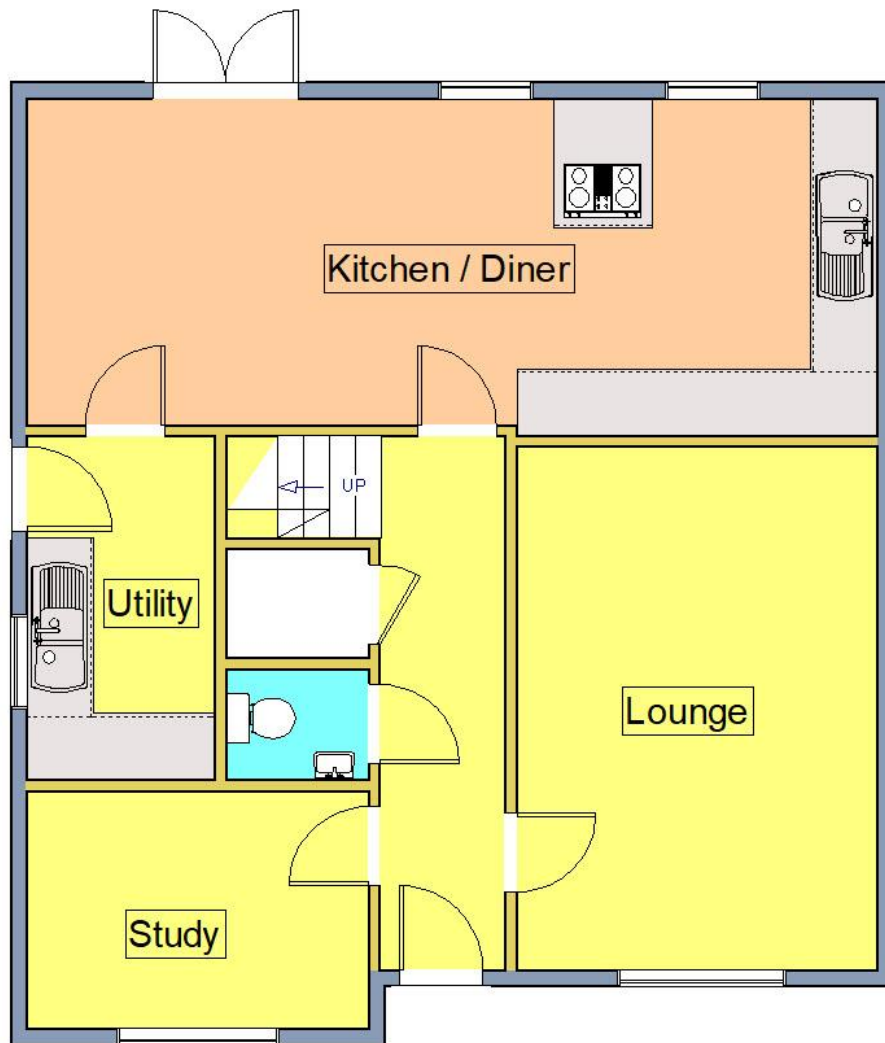












Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		92
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	