



**17 Nigel Way, Trimley St Martin, IP11 0UR**

**£450,000 FREEHOLD**

Located in the popular residential village of Trimley St Martin, a modern and beautifully presented four bedroom detached family home built in 2017 by Taylor Wimpey Group of Developers.

In addition to the four bedrooms the property benefits from off road parking, garage, a landscaped and private west facing rear garden, two reception rooms, an open plan kitchen/diner and an en-suite to bedroom one.

The accommodation in brief comprises entrance hall, utility/cloakroom, lounge, study, open plan kitchen/diner, upstairs there are four double bedrooms with an en-suite shower into bedroom one and a family bathroom. Heating is supplied in the form of gas fired central heating to radiators and windows are of double glazed construction. Additionally the property benefits from the remainder of a ten year NHBC warranty.

The property is conveniently situated in a residential cul-de-sac in the village of Trimley St Martin a short distance from open countryside and nearby schools with road links via the A14 to the county town of Ipswich (approximately 8 miles distant) and the coastal town of Felixstowe (less than four miles distant).

A viewing is highly recommended to appreciate the modern accommodation on offer.

Entrance door opening into :-

#### **ENTRANCE HALL**

Radiator, stairs leading up to the first floor with an under stairs storage cupboard, Nest heating control panel, doors to :-

#### **UTILITY/CLOAKROOM 6' 10" x 5' 3" (2.08m x 1.6m)**

Low level WC, hand wash basin, fitted worktops with shaker style units below, integrated washing machine, radiator, tiled flooring, extractor.

#### **LOUNGE 17' 10" into the bay x 12' 8" (5.44m x 3.86m)**

Bay window to the front aspect, further window to side aspect, two radiators, TV point, double doors opening into the kitchen/diner.

#### **STUDY 8' 6" x 6' 11" (2.59m x 2.11m)**

Radiator, window to front aspect.

#### **OPEN PLAN KITCHEN/DINER 24' 6" x 10' 7" (7.47m x 3.23m)**

Fitted worktops with matching upstand, off white shaker style fitted units above and matching units and drawers below, stainless steel one and a half bowl sink unit with mixer tap and single drainer, integrated appliances incorporating a fridge/freezer, dishwasher, Zanussi eye level double oven, matching Zanussi four ring gas hob and cooker hood above, breakfast bar with feature lighting, kick board lighting, two radiators, tiled flooring, spotlights, cupboard housing Ideal Logic boiler, windows and French doors opening out into the rear garden.

#### **FIRST FLOOR LANDING**

Radiator, access to the loft space, pull down ladder, airing cupboard housing pressurised hot water cylinder and doors to :-

#### **BEDROOM 1 12' 8" x 12' 3" (3.86m x 3.73m)**

Radiator, window to front aspect, door to :-

#### **EN-SUITE SHOWER ROOM 6' 5" x 5' 5" (1.96m x 1.65m)**

Suite comprising low level WC, hand wash basin, walk in shower cubicle, part tiled walls, tiled flooring, heated towel rail, extractor, obscured window to the front aspect.

#### **BEDROOM 2 13' 10" x 10' (4.22m x 3.05m)**

Radiator, window to front aspect.

#### **BEDROOM 3 12' 9" x 9' (3.89m x 2.74m)**

Radiator, windows to rear and side aspect.

#### **BEDROOM 4 11' 3" reducing to 7'6" x 10' 2" (3.43m x 3.1m)**

Radiator, window to rear aspect.

### **FAMILY BATHROOM 6' 9" x 5' 5" (2.06m x 1.65m)**

Suite comprising low level WC, hand wash basin, panel bath, part tiled walls, tiled flooring, heated towel rail, extractor, obscured window to the rear aspect.

### **OUTSIDE**

To the front of the property is a low maintenance open front garden which is shingled with a pathway leading to the entrance door, driveway allowing off road parking for two cars.

The rear garden is of westerly aspect, mainly unoverlooked, is partly walled and partly enclosed by fencing, comprises a good size patio area, the remainder of the garden is laid to lawn, garden path leading to the side access gate and service door into the garage, outside lighting, outside tap, decorative established plant border.

### **GARAGE 18' 1" x 9' 7" (5.51m x 2.92m)**

Pitched roof, up and over door, light and power connected.

### **MAINTENANCE CHARGE**

We understand from the current owner that there is maintenance charge in place for the upkeep of the development and for 2024 the Annual Service Charge is currently £269.

### **COUNCIL TAX**

Band 'D'

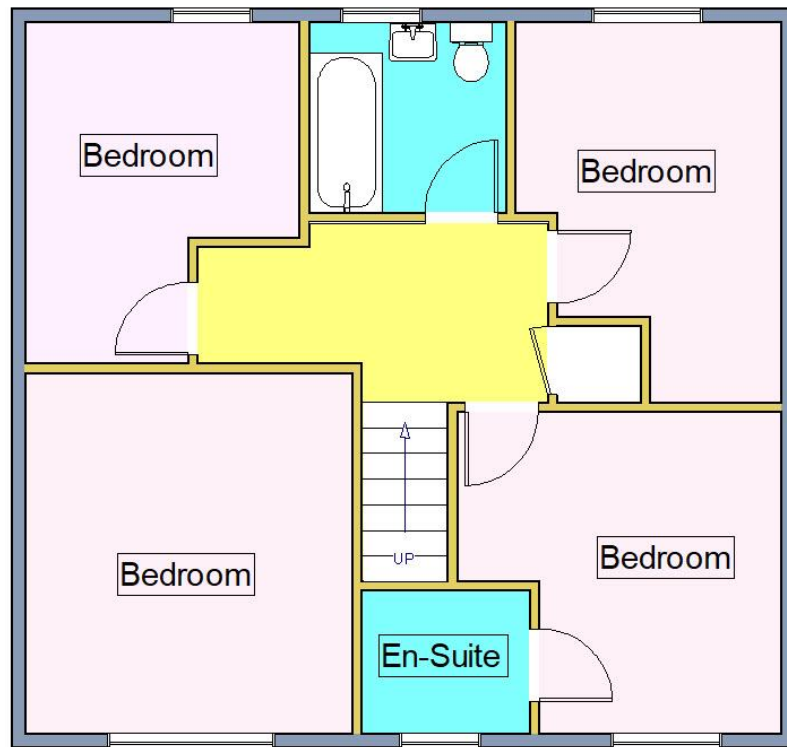
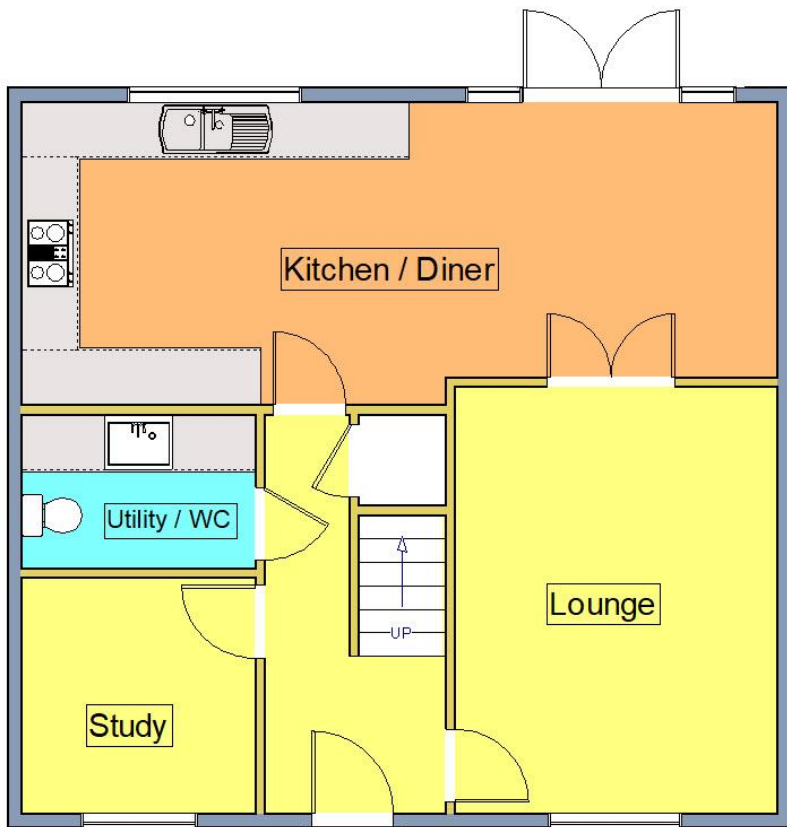












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		94
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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