



**159a Kirton Road, Trimley St. Martin, Felixstowe, IP11 0QL**

**GUIDE PRICE £650,000 FREEHOLD**

**A deceptively spacious, extended and fully modernised detached chalet style property constructed in the 1990s with views from the rear elevation and garden over open countryside.**

The flexible and well planned living accommodation is tastefully decorated and briefly comprises entrance lobby, entrance hall, open plan living room/kitchen and dining area with two sets of bi-folding doors opening to the rear garden, utility room, four ground floor bedrooms (one of which is currently used as a study), en-suite shower room to bedroom one, ground floor family bathroom, galleried landing/study area, separate shower room, first floor living room/bedroom with Juliet balcony and views over the garden and open countryside.

Further benefits include a modern gas fired central heating system, UPVC sealed unit double glazed windows and external doors, modern light oak internal doors, a resin driveway enabling off street parking for five vehicles, single garage and south west facing rear garden.

The property is located in a popular area bordering the village of Trimley St Martin and Kirton with nearby schools and open countryside. For rambling enthusiasts there are numerous walks including to the Felixstowe Ferry and Newbourne Springs, with main road vehicle access via the A14 within approximately one mile providing access to the county town of Ipswich and the coastal town of Felixstowe.

#### **COMPOSITE DOUBLE GLAZED ENTRANCE DOOR**

Opening to :-

#### **ENTRANCE LOBBY**

Opening to :-

#### **SPACIOUS ENTRANCE HALL 28' 10" maximum reducing to 19' x 6' 10" (8.79m x 2.08m)**

Engineered oak flooring, radiator, oak staircase with oak hand rails and glass panels leading to the first floor, hard wired smoke alarm, built in shelved storage cupboard, Hive central heating thermostat/controller, built in cloaks cupboard.

#### **OPEN PLAN KITCHEN/LIVING ROOM ('L' Shaped) 26' max reducing to 11'7" x 26' max reducing to x 13' 2" (7.92m x 4.01m)**

A superb living space with views over the rear garden and surrounding open countryside.

#### **KITCHEN AREA 13' x 11' 6" (3.96m x 3.51m)**

Re-fitted with a comprehensive range of Farmhouse style units comprising base cupboards and drawers, saucepan drawers, work surfaces over, inset composite single drainer sink unit with mixer tap, upstands and wall tiling, matching eye level cupboards, built in Zanussi stainless steel double oven, Zanussi gas four ring hob with glass splashback, extractor hood with down lighters, integrated dishwasher, pull out cupboard with waste bins, integrated fridge and freezer, tall shelved cupboard, built in wine cooler, LED ceiling spotlights, radiator, sealed unit double glazed window to the side aspect, engineered oak flooring, throughway to :-

#### **LOUNGE AREA 26' x 13' 2" (7.92m x 4.01m)**

Two sets of bi-folding doors with integrated blinds, opening onto the rear patio enabling views over the garden and of surrounding open countryside, radiator, TV point, door to :-

#### **BEDROOM/STUDY 14' 2" x 10' 2" (4.32m x 3.1m)**

Laminate wood grain effect flooring, radiator, UPVC sealed unit double glazed window to the side aspect, built in under stairs storage cupboard.

#### **UTILITY ROOM 8' 7" max x 7' 10" max (2.62m x 2.39m)**

('L-shaped') Fitted with a range of Farmhouse style units comprising base cupboards with work surfaces over, inset stainless steel single drainer sink unit with mixer tap, upstand and wall tiling, matching eye level cupboards, pantry cupboard, integrated washing machine, wood grain effect flooring, UPVC sealed unit double glazed window and door to the side aspect, built in airing cupboard housing pressurized hot water tank, wall mounted Glo Worm gas fired boiler.

**BEDROOM 1 15' 8" x 13'10" max reducing to 11' 10" (4.78m x 3.61m)**

Range of fitted wardrobes with shelved and hanging space to one wall, radiator, TV point, UPVC sealed unit double glazed window to the front aspect, door to :-

**EN-SUITE SHOWER ROOM**

Re-fitted to a high standard with a modern white suite comprising walk in double size shower cubicle with brass Victorian style mixer shower, glazed sliding door and tiled surround, low level WC, pedestal hand wash basin, built in storage cupboard with tiled worktop, extractor fan, wood grain effect finished flooring, LED ceiling spotlights, UPVC sealed unit double glazed window to the side aspect.

**BEDROOM 2 12' 6" x 10' 6" (3.81m x 3.2m)**

Range of fitted wardrobes with cupboards over, LED ceiling spotlights, laminate wood plank effect flooring, radiator, TV point, UPVC sealed unit double glazed window to the side aspect.

**BEDROOM 3 11' 0" x 10' 7" (3.35m x 3.23m)**

Range of fitted wardrobes with cupboards over, laminate wood plank effect flooring, LED ceiling spotlights, radiator, TV point, UPVC sealed unit double glazed window to the side aspect.

**FAMILY BATHROOM**

Re-fitted to a high standard with a Victorian style suite comprising free standing Claw foot style bath with mixer tap and telephone style shower attachment, pedestal wash hand basin, low level WC, walk in shower cubicle with twin head shower, tiled surround, glazed folding door, extractor fan, LED ceiling spotlights, radiator/heated towel rail, wood grain effect finished flooring, built in double door cupboard, UPVC sealed unit double glazed window to the side aspect.

**FIRST FLOOR LANDING/SECONDARY STUDY AREA 12' 3" x 7' 6"(3.73m x 2.29m)**

LED ceiling spotlights, hard wired smoke alarm, two built in eaves cupboards, radiator, Velux window to the side aspect.

**BEDROOM/LIVING ROOM 18' 2" x 13' 4" (5.54m x 4.06m)**

This room is currently used by the vendors as a second living room, however, it also could be used as an additional bedroom if required. A light bright room with double glazed windows and French doors opening to a glazed Juliet balcony with views over the rear garden and surrounding countryside, radiator, air conditioning/ heating unit, TV point.

**SHOWER ROOM 12' 4" x 5' 7" (3.76m x 1.7m)**

Fitted with a modern white contemporary style suite comprising glazed shower cubicle with twin head shower, tiled surround, pedestal wash hand basin with mixer tap, low level WC, wood plank effect flooring, built in eaves cupboard, heated towel rail/radiator, LED ceiling spotlights, extractor fan, Velux window to the side aspect.

**OUTSIDE** - The property is recessed from the road with a low maintenance style front garden comprising resin driveway with turning area and paved border, gravelled areas and flower and shrub borders, access to :-

**GARAGE 15' 8" x 9' 7" (4.78m x 2.92m)** - Up and over door, power and light connected, window to the side aspect, also additional door to the side, attached brick built store/outhouse (9'7" x 4'3").

Adjacent wrought iron gate with pathway leading to the entrance door and side access leading to the rear garden. To the rear of the property there is an attractive landscape garden with a mainly westerly aspect, comprising paved patio, paved pathways, lawn with well stocked flower and shrub borders, external lighting, timber summer house/workshop (15'10" x 9') with power and light connected, double glazed window to the side aspect and double glazed French doors opening onto a raised composite decking area with views through picket fencing over surrounding countryside, adjacent shingled area, log store and mature tree.

**COUNCIL TAX** Band 'D'









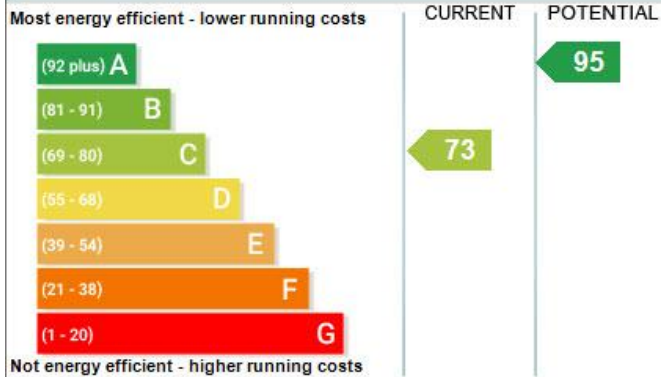






Address: 159a Kirton Road, Trimley St. Martin, FELIXSTOWE, IP11 0QL  
 RRN: 8290-8968-0922-3498-3043

### Energy Rating



England & Wales

EU Directive 2002/91/EC

